

naomi j ryan
estate agents

Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Private Driveway

Front & Rear Gardens

Council Tax Band: D

£365,000 Freehold

18B Coates Road,

Broadfields, Exeter, EX2 5RW

www.naomijryan.co.uk

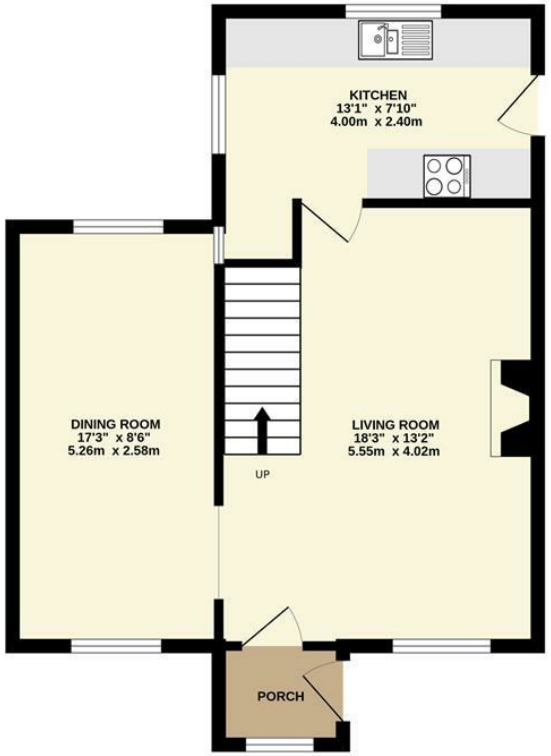
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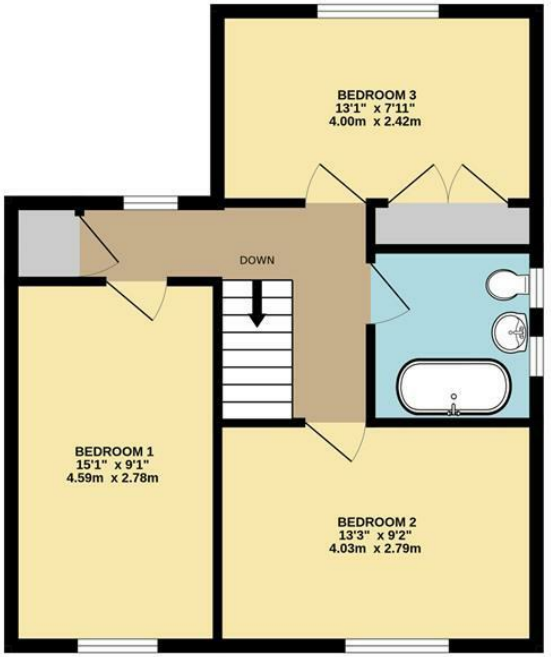
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A light and spacious detached home offering three generous double bedrooms, a private driveway, and a versatile separate garden room.

Situated within the ever-popular and well-established Broadfields area, this property is ideally located for easy access to a range of local amenities, including a regular bus service, the Royal Devon and Exeter Hospital, Exeter city centre, and major road links. A selection of primary and secondary schools are also close by, including the highly regarded St Peter's School.

The accommodation is well-proportioned throughout and comprises an entrance porch, a spacious living room, a separate dual-aspect dining room, and a modern dual-aspect kitchen with direct access to the rear garden. The kitchen is fitted with a range of integrated appliances, including a dishwasher, washing machine, oven, and hob.

On the first floor are three double bedrooms and a contemporary family bathroom.

To the rear, steps lead down to an enclosed garden, predominantly laid to decking, creating an attractive and private space for outdoor dining and entertaining. Backing onto a wooded area, the garden enjoys a good degree of privacy. Also accessed from the garden is a self-contained room with power, lighting, and heating, offering excellent versatility as a home office, gym, hobby room, or studio. A gate provides side access to the front of the property.

To the front is an additional garden area, attractively landscaped with decorative stone chippings and a variety of mature shrubs and seasonal planting. Steps lead up to the private driveway, which provides off-road parking.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Sky.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

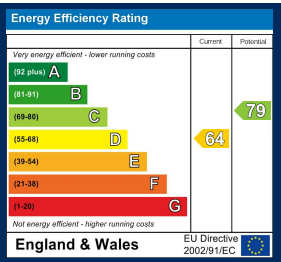
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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