



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Driveway



South Facing Garden



Council Tax Band: C

£285,000 Freehold

6 Mincinglake Road,

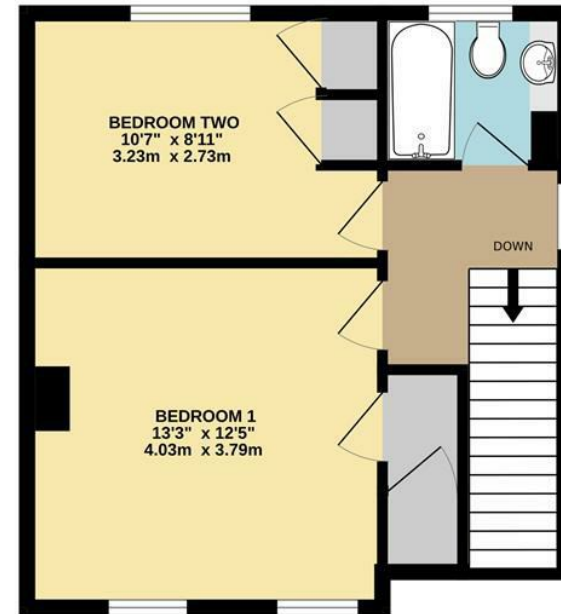
Stoke Hill, Exeter, EX4 7EA

www.naomijryan.co.uk

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 well presented and generously proportioned semi-detached home offering a delightful south facing garden of good size, driveway parking and two double bedrooms. The property offers great potential for extension if desired, subject to the necessary planning consents.

Situated within the popular and well established residential area of Stoke Hill, the property offers convenient access to local amenities. Stoke Hill Infant & Junior School, a regular bus service, Exeter University's Streatham Campus and the City Centre are all located within easy reach.

The accommodation comprises in brief, entrance hall, living room, separate dining room with access to the conservatory and a kitchen fitted with modern units and enjoying a view across the garden. In addition is a lobby, located on the side of the property it provides access from the front of the property to the rear garden. The lobby also leads to a utility room and WC. Two double bedrooms, both offering generous storage, and a contemporary bathroom are located to the first floor. Externally, the property features both front and rear gardens, as well as a private driveway that allows for off-road parking. The rear garden is a great addition to the property featuring areas of patio and lawn surrounded by mature shrubs. In addition the garden enjoys a good degree of privacy and serves as a delightful space to enjoy the outdoors.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction: Brick

Heating: Gas Central Heating

Utilities: Connected to mains gas, electric, water and drainage

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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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