

naomi j ryan
estate agents

Semi-Detached

Bedrooms: 3

Bathrooms: 2

Receptions: 1

District Heating

2 Allocated Spaces

Enclosed Rear Garden

Council Tax Band: D

Offers Over: £300,000 Freehold

68 Roman Avenue,

Mayfield Gardens, Exeter, EX1 3UU

www.naomijryan.co.uk

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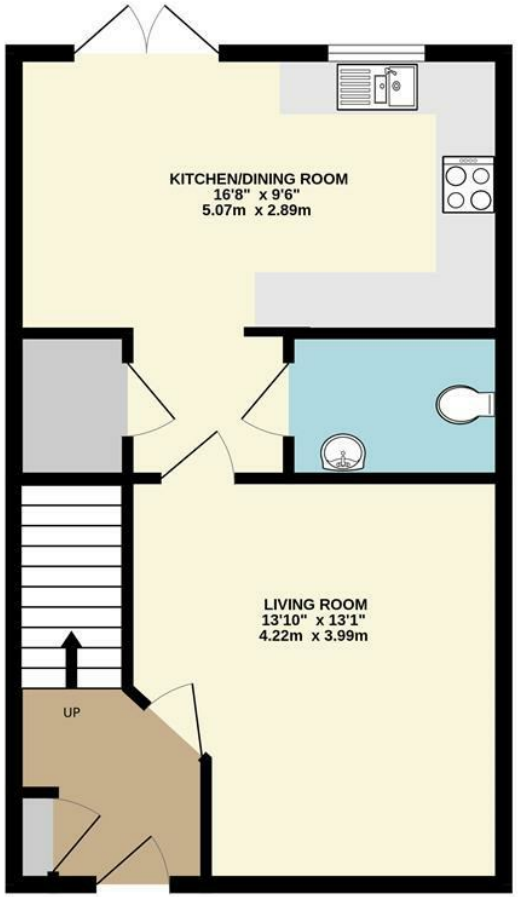
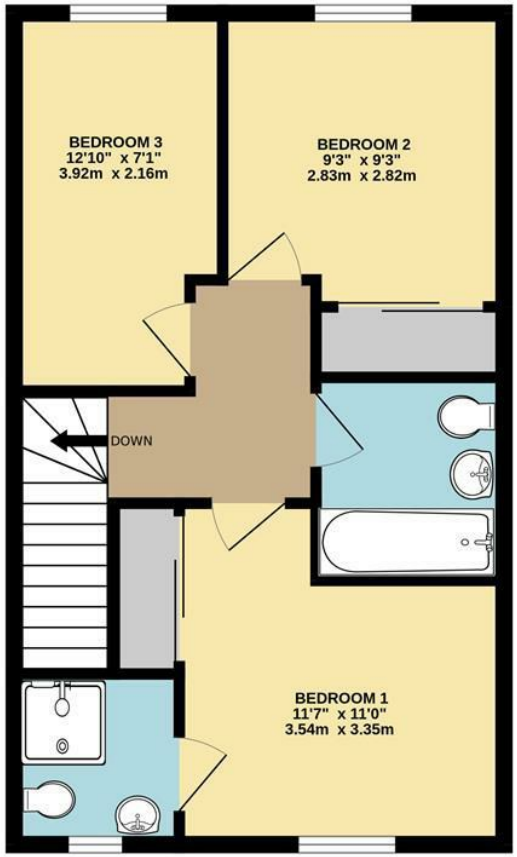
GROUND FLOOR



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 beautifully presented and spacious three-bedroom semi-detached home, complete with two allocated parking spaces, situated within the popular Taylor Wimpey development at Mayfield Gardens. The property enjoys a convenient position close to highly regarded primary and secondary schools, excellent road links around the city, and Pinhoe Train Station.

The accommodation offers a bright and airy feel throughout, featuring an entrance hall, a generously proportioned living room, and an impressive open-plan kitchen/dining area fitted with integrated appliances, including a double oven, washing machine, and slimline dishwasher. The ground floor also benefits from a spacious cloakroom. Upstairs, there are three well-proportioned bedrooms, two of which include built-in wardrobes, while the main bedroom boasts an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden features a paved patio area and is predominantly laid to lawn, with a gate providing direct access to the two allocated parking spaces at the rear. The front garden is attractively finished with decorative stone chippings.

Early viewing is highly recommended.

MATERIAL INFORMATION

There is an estate management charge of £147 per annum, payable to First Port.

Construction notes: Awaiting information.

Utilities: Mains electricity and water. Current broadband provider: seethelight.

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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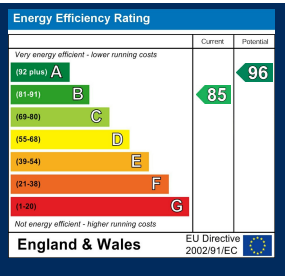
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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