



naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Driveway



Front & Rear Gardens



Council Tax Band: D

£375,000 Freehold

4 Coates Road,

Broadfields, Exeter, Devon, EX2 5RH

www.naomijryan.co.uk



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 deceptively spacious & well presented four bedroom detached home occupying an elevated position with superb views across the local area. Situated within the ever popular and well established residential area of Broadfields, the property is conveniently positioned for access to local amenities including a regular bus service, Royal Devon & Exeter Hospital, City Centre and the major road network surrounding the city. Primary & Secondary schools are also within easy reach including the well regarded secondary school of St Peters.

The property offers accommodation that is light, spacious and versatile. A ground floor extension creates either a fourth bedroom, play room or home office. In addition to this is a shower room, dual aspect living & dining room and a kitchen with utility area. Three generous bedrooms and a family bathroom are located to the first floor and complete the accommodation.

Outside the property enjoys a generous, enclosed rear garden offering a good degree of privacy. Arranged over two levels, the garden comprises areas of patio, lawn and shrub borders. There is access into the garage which in turn provides access to the inner courtyard and a pathway along the side of the property offers access to the front of the property & driveway.

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 notes: Brick.

Heating: Gas Central Heating

Utilities: Connected to mains gas, electricity, water & 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.



