

naomi j ryan
estate agents

Semi Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Driveway & Garage

Enclosed Rear Garden

Council Tax Band: D

£395,000 Freehold

56 Sweetbrier Lane,

Heavitree, Exeter, EX1 3AQ

www.naomijryan.co.uk

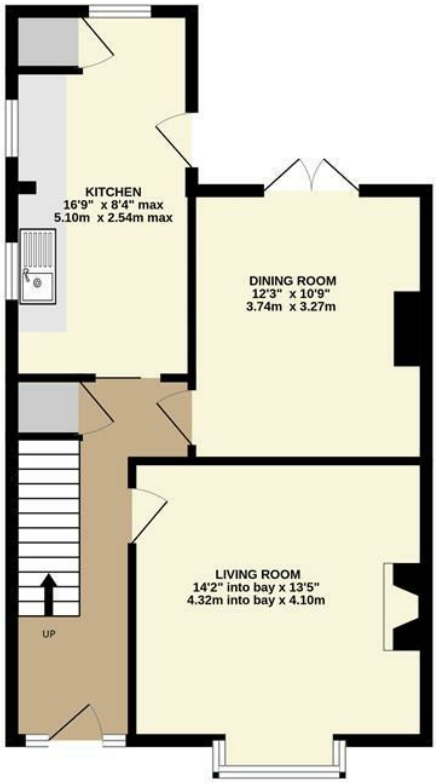
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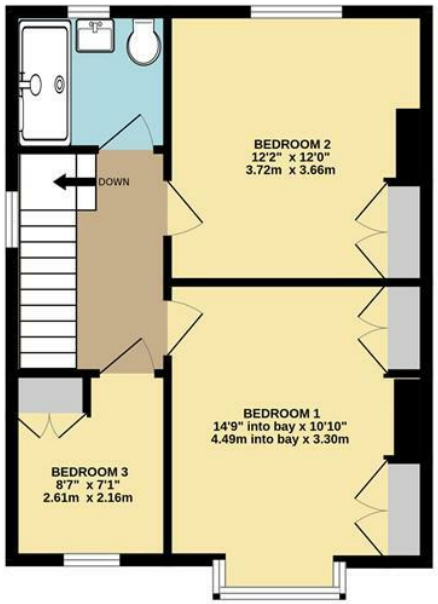
GARAGE



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 three-bedroom semi-detached home, offered for sale with no onward chain and presenting an excellent opportunity for modernisation and personalisation.

Ideally situated in the sought-after area of Heavitree, the property enjoys convenient access to a wide range of local amenities, including highly regarded primary and secondary schools, Heavitree Park, and excellent transport connections. The M5 and A30 are easily accessible, while major employers such as Exeter Business Park, Sowton Industrial Estate, the Met Office, and Exeter International Airport are all within easy reach.

The property retains a number of attractive period features, including stained glass windows to the entrance hall and landing, together with picture rails in the living room and two of the bedrooms.

The accommodation briefly comprises an entrance hall, a generous bay-fronted living room, a separate dining room, and a dual-aspect kitchen/breakfast room with direct access to the rear garden. On the first floor are three well-proportioned bedrooms and a contemporary shower room.

Outside, the delightful enclosed rear garden features a paved patio area leading to a lawned garden stocked with a variety of mature shrubs and planting. The garden extends beyond the rear of the garage, creating a wonderful outdoor space. A side gate provides access to the shared driveway, while a separate door leads directly into the single garage.

To the front, a private driveway provides off-road parking for one vehicle. A shared driveway runs alongside the property and gives access to the single garage.

An early internal inspection is highly recommended to fully appreciate the potential, character, and convenient location this property has to offer.

MATERIAL INFORMATION

Utilities: Mains gas, electricity, 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

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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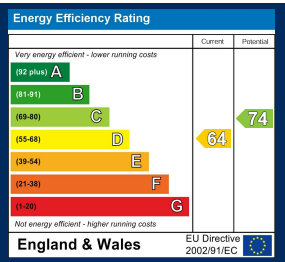
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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