



naomi j ryan  
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Driveway



Enclosed Rear Garden



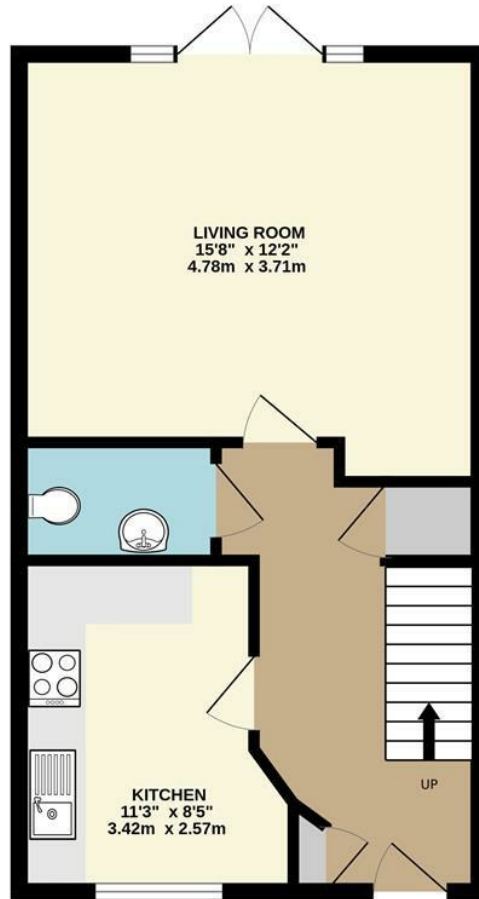
Council Tax Band: C

£318,500 Freehold

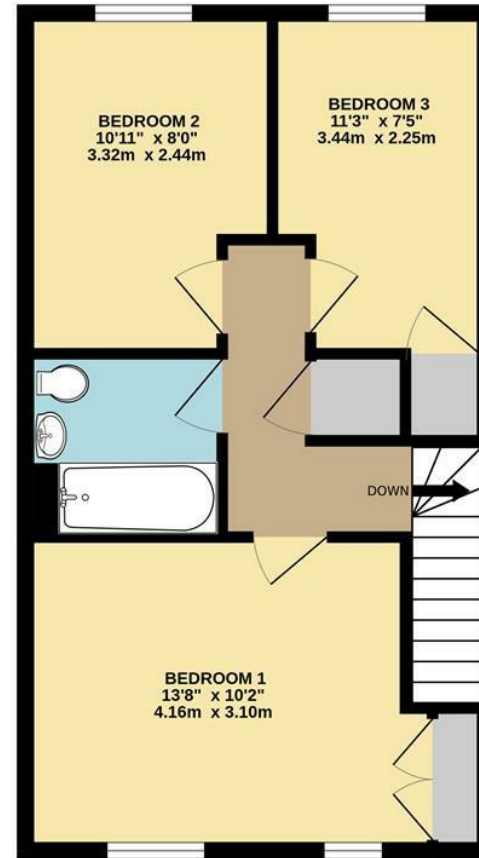
27 Fortibus Road,  
Countess Wear, Exeter, EX2 7SU

[www.naomijryan.co.uk](http://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 three bedroom semi-detached home enjoying an open view across playing fields, within this well regarded modern development. Situated approximately three miles from Exeter's City Centre, Countess Wear offers excellent access to the major road network surrounding the city, the picturesque town of Topsham, and well-regarded primary and secondary schools. Riverside walks, cycle routes and a regular bus service into the city are also within easy reach.

The property offers accommodation that is light and spacious throughout comprising in brief entrance hall, living/dining room with double doors opening out onto the rear garden, contemporary kitchen/breakfast room and a cloakroom to the ground floor. Three good sized bedrooms and a bathroom are located to the first floor.

Outside the property has a fully enclosed and well maintained rear garden, laid predominantly to lawn. A gate located to the side of the property provides pedestrian access into the garden. A double width driveway across the front of the property provides off road parking for two vehicles and an EV charging point.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Gas, Electric, 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.







BRITISH  
PROPERTY  
AWARDS

2021  
★★★★★

**GOLD WINNER**

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IN EXETER



BRITISH  
PROPERTY  
AWARDS

2022  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2023  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

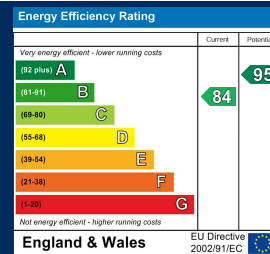
2024  
★★★★★

**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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