

naomi j ryan
estate agents

House - Terraced

Bedrooms: 3

Bathrooms: 2

Receptions: 1

See Material Information

On Street-Permit

Rear Garden

Council Tax Band: B

£230,000 Freehold

19 Oakfield Road,

St Thomas, Exeter, EX4 1BA

www.naomijryan.co.uk

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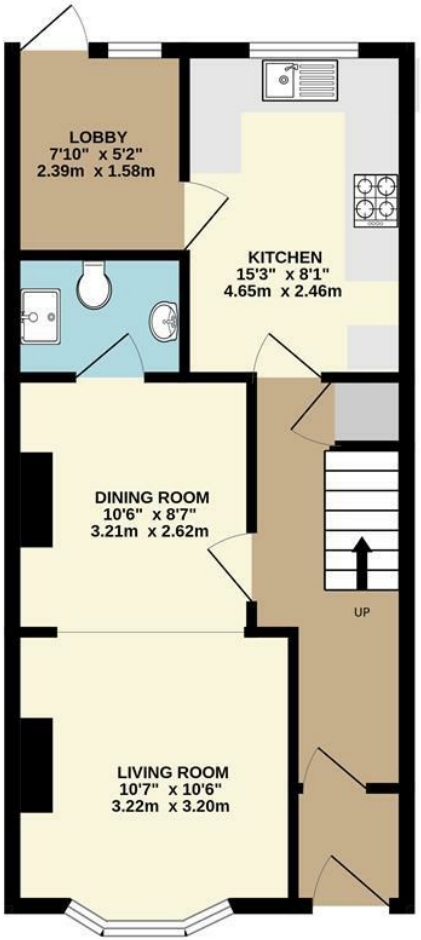
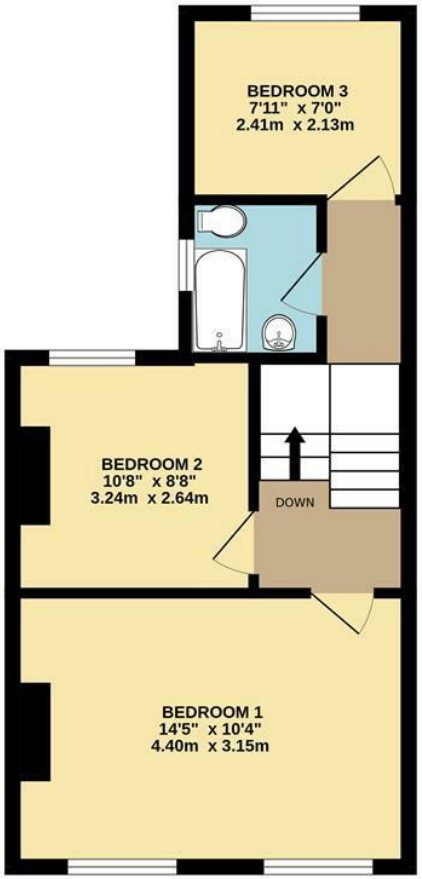
GROUND FLOOR



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

Offered to the market with no onward chain and requiring refurbishment is this three-bedroom period terrace, located in the ever-popular residential area of St Thomas.
St Thomas is a vibrant and well-established residential area, known for its strong community feel and excellent everyday convenience. Centered around Cowick Street, the area offers a wide range of independent shops, cafés and local amenities, while Riverside Valley Park provides picturesque walking and cycling routes just moments away. Regular bus services, St Thomas railway station and easy access into the city centre and Marsh Barton make the location particularly practical for commuters. Well-regarded schools and plentiful green spaces further enhance its appeal for families and professionals alike.

The accommodation is generous in its proportions and comprises, in brief, an entrance hall, an open-plan living/dining space with a feature bay window, a modern fitted wet room and a spacious kitchen/breakfast room. A lobby connected to the kitchen offers excellent potential for use as a utility room and provides access to the rear garden. To the first floor are three good-sized bedrooms and a contemporary bathroom.

Outside, the property enjoys a delightful garden laid predominantly to decking. On-street parking is available, with a permit required.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and recommend internal viewing.

MATERIAL INFORMATION

The seller has no material information regarding the construction of the property or services connected due to the nature of the sale and is unable to provide further details. Buyers are advised to make their own enquiries and seek professional advice where required.
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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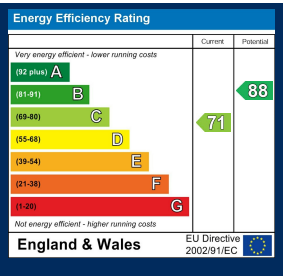
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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