



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Driveway



Front & Rear Gardens



Council Tax Band: B

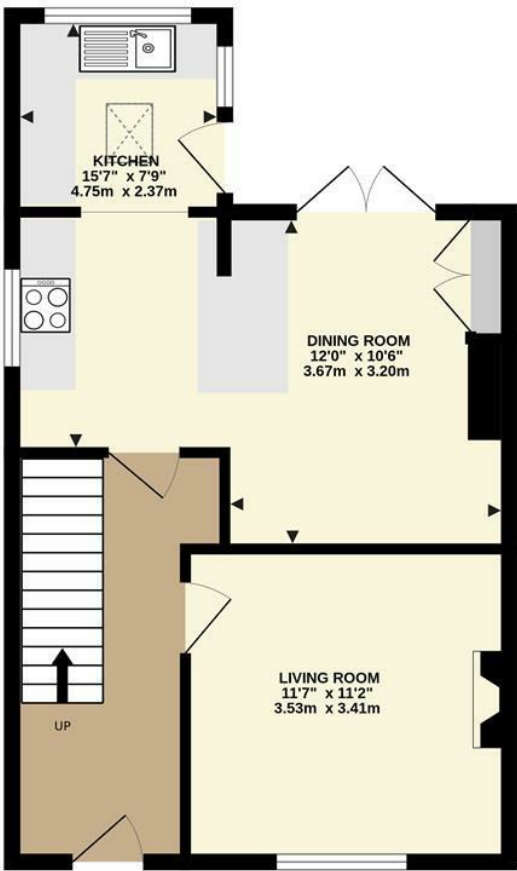
£295,000 Freehold

12 Attwyll Avenue,

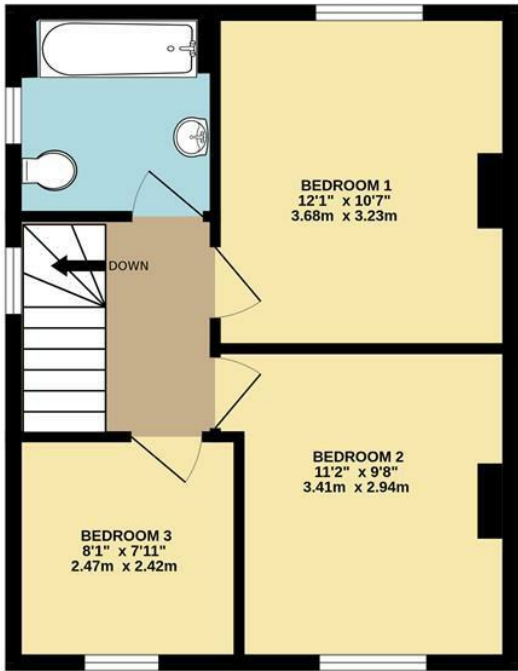
St Loyes, Exeter, EX2 5HN

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 charming three bedroom semi-detached home positioned at the top of a pleasant cul-de-sac with views across a green. The property offers easy access to various local amenities such as a regular bus service, well-regarded schools and the RD&E Hospital. Heavitree Fore Street is a short distance away and offers a range of shops, pubs, cafes & eateries.

The light and spacious accommodation comprises in brief, entrance hall, living room and an open plan kitchen/diner to the ground floor. The kitchen is a particular feature of this home having been recently refitted with a range of stylish, bespoke units and contemporary quartz work surfaces. Integrated appliances include a Neff venting hob, dishwasher, freezer & washing machine. To the first floor are three good sized bedrooms and a bathroom fitted with a modern white suite, recently fitted. Further features include a boarded loft space and gas central heating. The central heating is fired by a combination boiler which has been installed this year (2025) and is backed by a guarantee. The property occupies a generous plot with front and rear gardens, and a driveway providing off road parking for a vehicle.

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 electric, gas, 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>

REFERRAL FEE DISCLOSURE

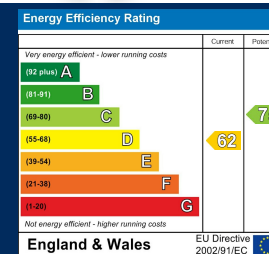
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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