



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit
Parking



Front & Rear Gardens



Council Tax Band: B

Guide: £300,000 Freehold

19 Newcombe Street,

Heavitree, Exeter, EX1 2TG

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 beautifully presented, recently refurbished two-bedroom period terraced home, offering bright, spacious accommodation arranged over two floors. The property is being sold with no onward chain.

Ideally situated within a highly sought-after residential area, the property enjoys excellent access to a range of well-regarded primary and secondary schools, the Royal Devon & Exeter Hospital, and the excellent selection of independent shops, cafés, and everyday amenities found along Heavitree Fore Street. The popular Heavitree Pleasure Ground is also within easy reach, providing a variety of recreational facilities and the much-loved Park Life Community Café.

The current owners have undertaken a comprehensive refurbishment programme, resulting in a stylish and comfortable home that seamlessly combines modern living with period character. Several rooms feature attractive stripped and restored floorboards, enhancing the property's charm and individuality. The accommodation comprises an entrance hall, a spacious dual-aspect open-plan sitting/dining room with double doors opening onto the rear garden, a contemporary fitted kitchen with a separate utility area, and a useful ground-floor cloakroom. On the first floor are two generous double bedrooms, both featuring attractive fireplace surrounds, together with a modern bathroom.

Outside, the property benefits from a delightful enclosed rear garden. Designed in a cottage-garden style, the garden is well stocked with a variety of seasonal flowers and plants, creating colour and interest throughout the year. A paved patio offers an ideal spot for outdoor dining, while the garden enjoys an attractive tree-lined outlook to the rear.

To the front of the property is a low-maintenance enclosed garden, laid predominantly to decorative stone chippings with planted borders containing seasonal flowers and shrubs. There is also the added benefit of a useful bike storage shed.

Early viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, gas, water, drainage, telephone, and cable.

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.

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.



