



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Front & Rear Gardens Council Tax Band: C



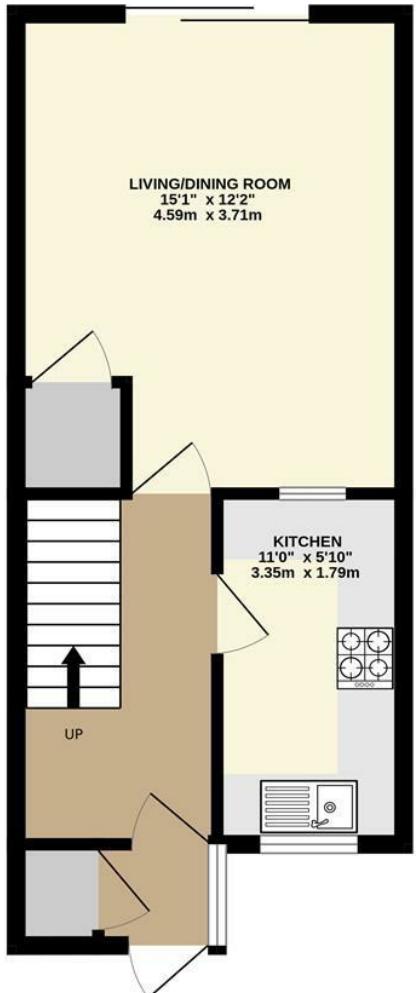
£219,950 Freehold

27 Grecian Way,

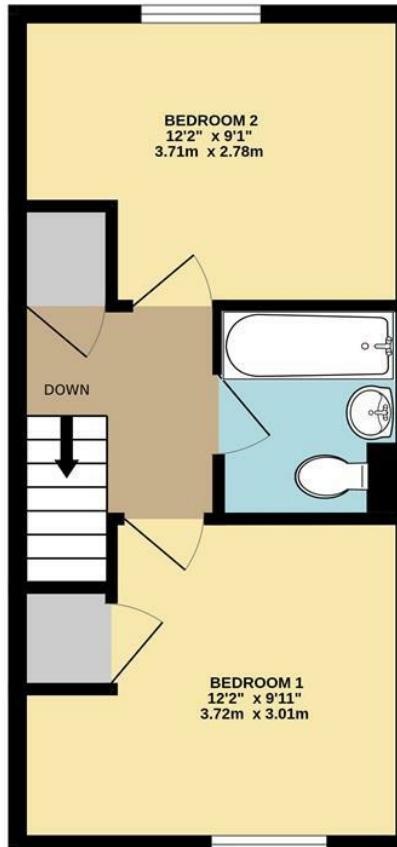
Broadfields, Exeter, Devon, EX2 5PF

[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 floorplan is for guidance only and should only 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 spacious mid-terraced house featuring two double bedrooms and a garage, offered for sale with no onward chain. The property requires cosmetic enhancements throughout and is situated in the sought-after and well-established Broadfields area. This popular location provides easy access to a regular bus service, reputable schools, the City Centre, and the major road network encircling the city.

The accommodation includes an entrance porch with a practical storage cupboard, a hallway, a spacious living/dining room with patio doors leading to the rear garden, a separate kitchen, two double bedrooms, and a bathroom.

Externally, there is an enclosed garden with a paved patio area. An additional section of the garden offers potential for landscaping. A pedestrian gate provides access to a rear pathway, which leads to a block of garages where there is a single garage. At the front of the house, there is a small garden area, laid to lawn.

Early internal viewing is strongly advised.

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, 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.

## 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.



