



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Electric



Carport



Enclosed Garden



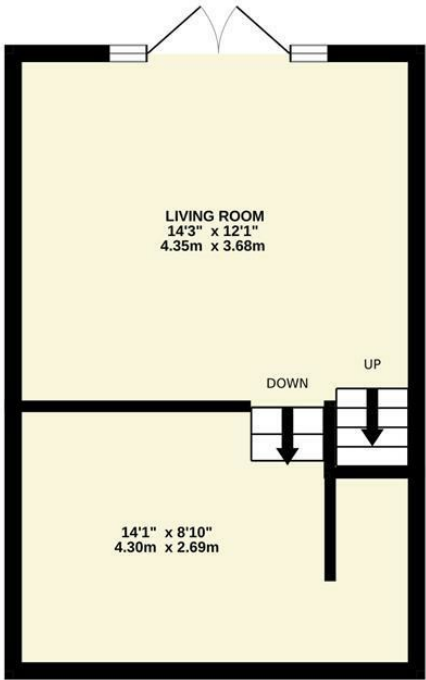
Council Tax Band: B

Offers Over £230,000 Freehold

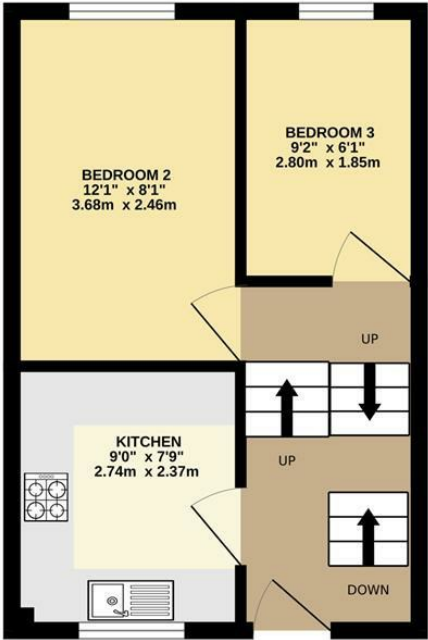
61 Farm Hill,
Exwick, Exeter, EX4 2LW

www.naomijryan.co.uk

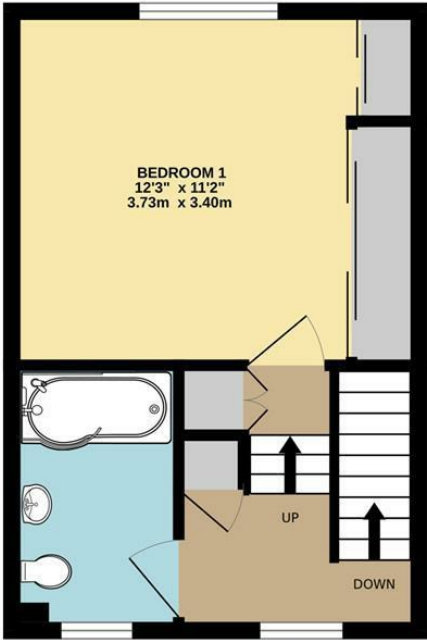
LOWER GROUND FLOOR



GROUND & FIRST FLOOR



SECOND 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, this well-presented three-bedroom home delivers spacious, versatile accommodation arranged over three floors, together with attractive views across the surrounding area. Set within a well-established residential neighbourhood, the property enjoys excellent connectivity — regular bus services, nearby cycle paths and riverside walks, local amenities close at hand, and St David's mainline railway station within easy walking distance.

The accommodation briefly comprises an entrance hall, a contemporary kitchen with integrated under-counter fridge and freezer, and two bedrooms on the entrance level. The lower ground floor offers a generous living room with French doors opening onto the rear garden, plus an additional flexible room ideal as a home office, dining room or playroom. The first floor hosts a spacious principal bedroom with fitted wardrobes and a well-proportioned bathroom.

Outside, the property features a low-maintenance rear garden with decking and patio areas perfectly positioned to enjoy the views. To the front, a carport provides off-road parking for one vehicle.

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

MATERIAL INFORMATION

Construction notes: Brick

Heating: Electric

Utilities: Connected to mains electric, 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>

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

ESTATE AGENT
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



BRITISH
PROPERTY
AWARDS

2025

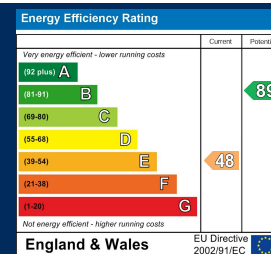
★★★★★

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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