



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



2 Allocated Spaces



Enclosed Rear Garden



Council Tax Band: C

Guide: £250,000 - £260,000

Freehold

23 Headingley Close,

Copperfields, Exeter, EX2 5UH

[www.naomijryan.co.uk](http://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

Guide Price £250,000 - £260,000.

A superb modern two-bedroom house located within a small cul-de-sac situated in a highly sought-after residential development. Located on the outskirts of the City, the property offers excellent access to major road links out of the city including M5 motorway and A38/A380 as well as Digby & Sowton Train Station and Digby Park and Ride.

The well-presented accommodation comprises entrance hall, modern fitted kitchen, spacious living room, conservatory, two good-sized bedrooms (both with built-in wardrobes) and a first-floor bathroom.

Outside is a delightful enclosed rear garden with a paved patio area and stone chippings for ease of maintenance. Located a short walk from the property is a communal parking area with two allocated parking spaces (in a tandem style).

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Cavity Wall

Utilities: Mains water, gas, electricity, and drainage. No telephone or broadband service is currently being used at the property.

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>

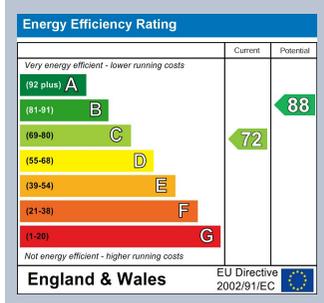
## REFERRAL FEE DISCLOSURE

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.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100 per calendar month, providing a gross rental yield of 5.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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