



naomi j ryan  
estate agents



House - Semi-  
Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



EON District Heating



Single Garage &  
Driveway



Enclosed Rear Garden Council Tax Band: D

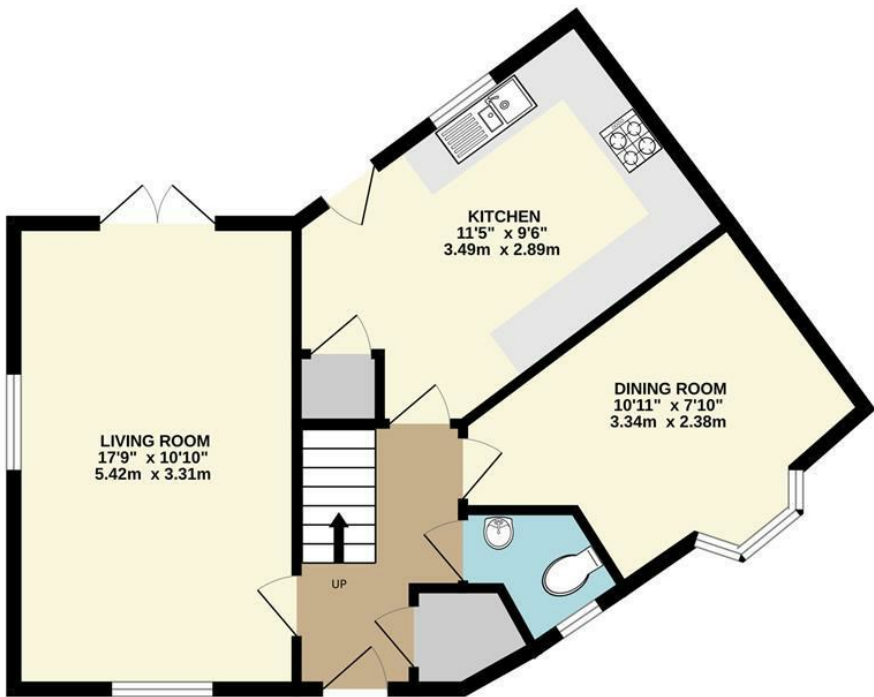


£340,000 Freehold

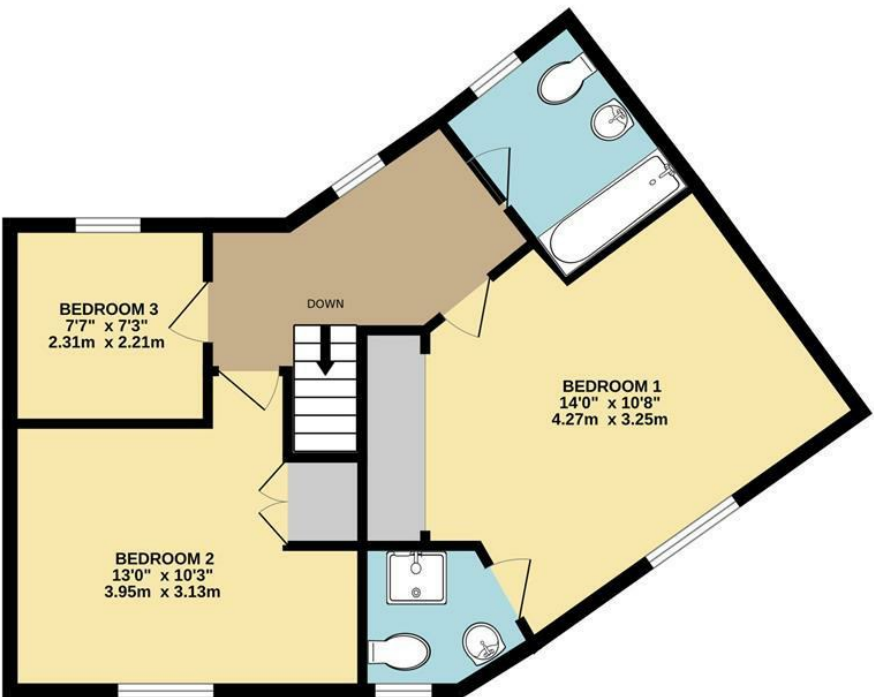
Sandoe Way,  
Westclyst, Exeter, EX1 3WH

[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 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 well presented and deceptively spacious three bedroom semi detached home offered to the market for sale in this desirable and established residential area. Situated on the edge of Pinhoe, the property offers convenient access to the city centre, a regular bus service and the major road network surrounding the city. Pinhoe Village offers a wide range of amenities such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries. Pinhoe Train Station is also within close proximity and offers services into Exeter and London Waterloo.

The accommodation is light and spacious throughout comprising in brief, entrance hall, dual aspect living room with French doors opening onto the rear garden, dining room with feature bay window, kitchen and WC to the ground floor. Three bedrooms, an ensuite shower room and a family bathroom are situated to the first floor. Outside the property enjoys a fully enclosed rear garden laid predominantly to artificial grass and decking offering a pleasant seating area. A side gate offers pedestrian access to a driveway and single garage.

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

## 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

