



naomi j ryan
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Off Road Parking



Enclosed Rear Garden Council Tax Band:

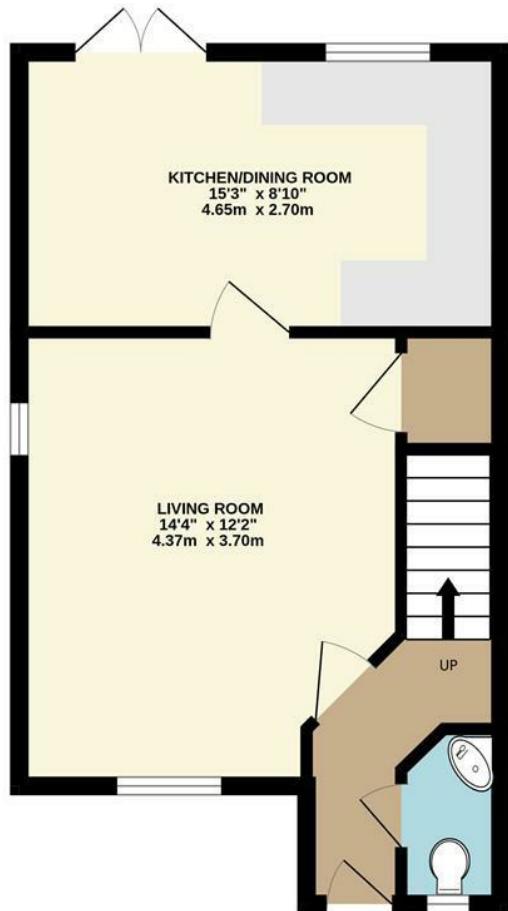


£310,000 Freehold

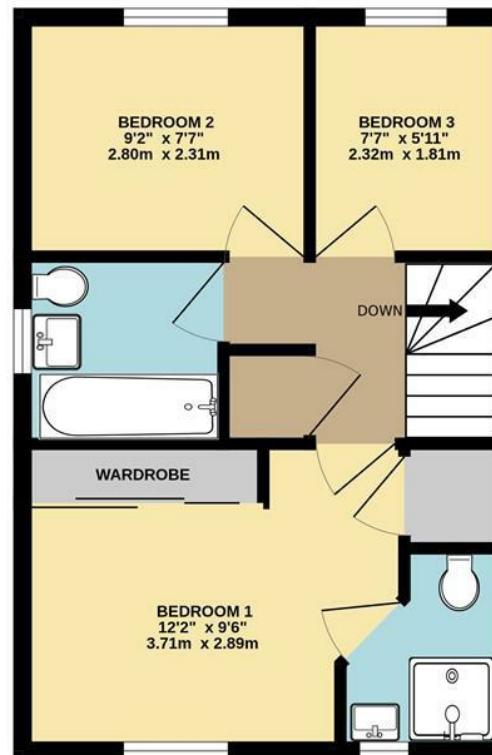
Flay Field,
Tithebarn, Exeter, EX1 3YA

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A light and spacious three-bedroom semi-detached house, being sold with no onward chain. The property is located on the eastern edge of the city offering fantastic access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools.

The property is well presented throughout and comprises entrance hall, ground floor cloakroom, dual aspect living room, modern open plan kitchen/dining room with double doors to the rear garden, three bedrooms, ensuite shower room, and a further bathroom.

Outside is a level enclosed rear garden which has been designed to be low maintenance with artificial grass and attractive paving which provides a delightful seating area. There is a useful garden shed providing good storage space. A provides pedestrian access to the side and immediately to the rear of the property is a private driveway providing off-road parking for up to two vehicles.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

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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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

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

