



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,

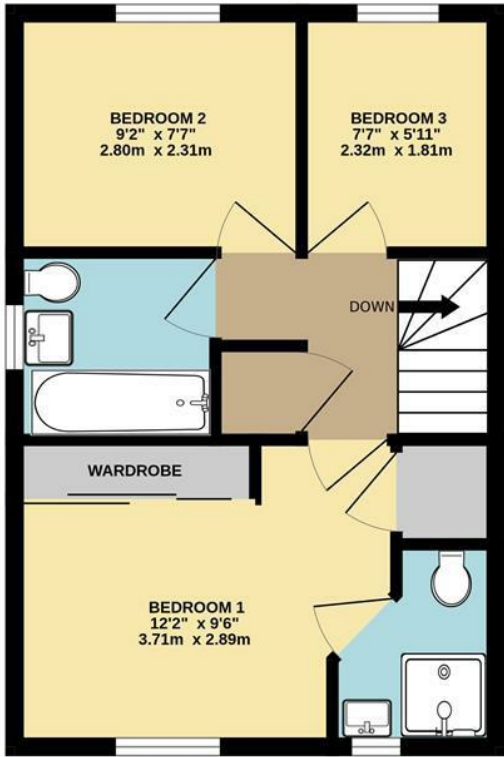
Tithebarn, Exeter, EX1 3YA

[www.naomijryan.co.uk](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.  
Made with Metropix ©2023





## 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.



**naomi j ryan**  
estate agents



## THINKING OF SELLING?

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



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . [enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)  
[www.naomijryan.co.uk](http://www.naomijryan.co.uk)  
company registration number 6693899