



naomi j ryan  
estate agents



End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Allocated Parking  
Space



Enclosed Rear Garden Council Tax Band: C

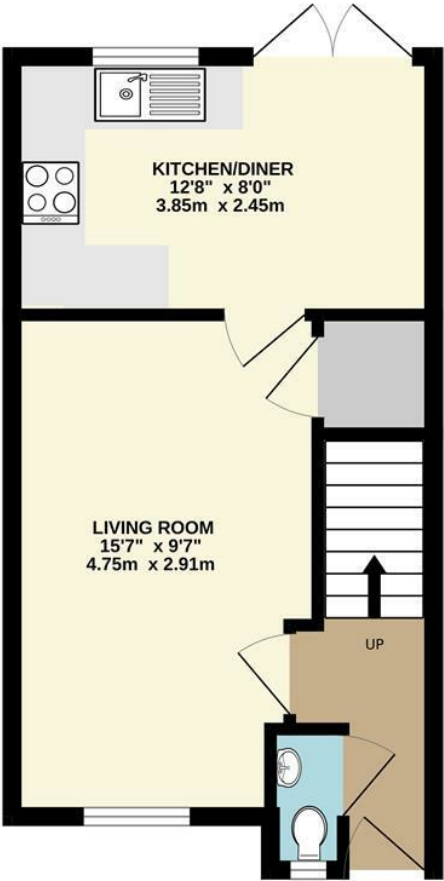


Guide Price  
£245,000 Freehold

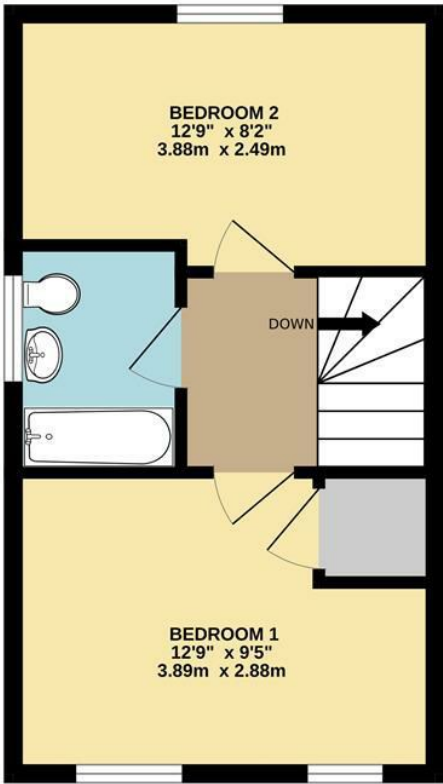
198 Myrtlebury Way,  
Hill Barton Vale, Exeter, EX1 3WX

[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 contemporary and well-presented two-bedroom house situated in the newly developed area of Hill Barton Vale. This property provides excellent access to local amenities, including the Sowton industrial estate, the MET office, the City Centre, and major transport links surrounding the city, including Junction 29 of the M5 motorway.

The accommodation comprises an entrance hall, a cloakroom, a living room with access to an under-stairs storage cupboard, and a kitchen/diner featuring French doors that open onto the rear garden. On the first floor are two double bedrooms and a bathroom.

Externally, the property boasts a well-maintained rear garden with a sunny southerly aspect. A side gate allows access to the front of the property via a pathway. Off-road parking is conveniently located directly in front of the property.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Mains water, electricity, 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>

Estate Management Charge: £140 payable annually.

## 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.







BRITISH  
PROPERTY  
AWARDS

2021

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

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BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

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BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

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IN EXETER



BRITISH  
PROPERTY  
AWARDS

2025

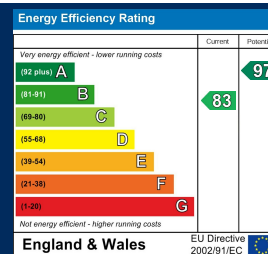
★★★★★

**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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