



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage



Front & Rear Gardens



Council Tax Band: D

£350,000 Freehold

9 Kennerley Avenue,

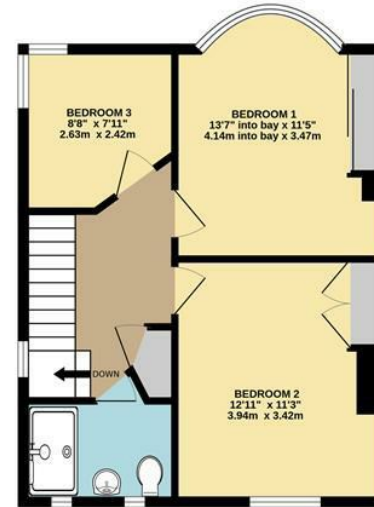
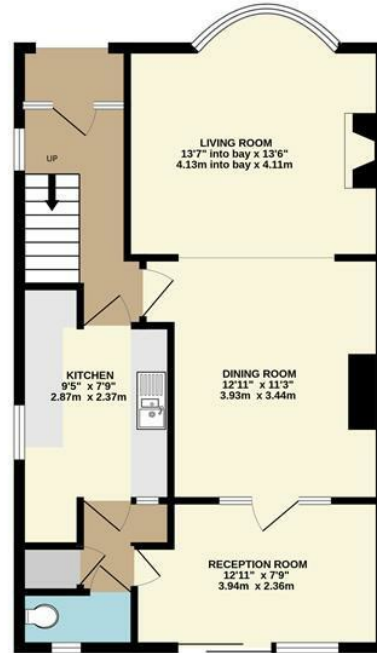
Whipton, Exeter, EX4 8BW

www.naomijryan.co.uk

GARAGE

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 spacious and extended semi-detached 1930's house featuring three bedrooms, situated in a well-established residential road. The property requires some cosmetic enhancements and is being offered for sale with no onward chain.

This property provides convenient access to Exeter City Centre, supermarkets, Exeter Arena, and Ofsted Outstanding Nursery/Schools, as well as local parks, including Heavitree Park with Park Cafe. Transport links are excellent, with easy access to the M5, A38, and A30. There are also bus routes and train stations available, including Polshoe railway station, which offers great connections to Exeter Central, Digby & Sowton, Topsham, Exmouth stations, and Pinhoe station for national services to London. Additionally, McColls Convenience Store with a Post Office Counter is conveniently located just around the corner on Pinhoe Road.

The accommodation features an entrance hall with a sunburst stained glass window to the side and front door, an open plan living/dining room with a bay window at the front, a separate reception room, a separate kitchen, and a ground floor cloakroom. The first floor comprises three generously sized bedrooms and a modern shower room equipped with a walk-in shower.

Externally, there is an enclosed and well-maintained rear garden. The garden is primarily laid to lawn with well-stocked borders and includes a paved patio that creates a lovely seating area. A gate allows access to the shared driveway to the side, and the single garage.

Early internal viewing is strongly advised.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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>

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

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2022

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BRITISH
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AWARDS

2023

★★★★★

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BRITISH
PROPERTY
AWARDS

2024

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BRITISH
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2025

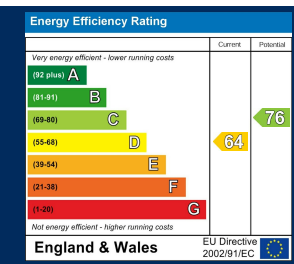
★★★★★

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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