



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Night Storage Heaters



Allocated Parking
Space



Generous Rear Garden Council Tax Band: B



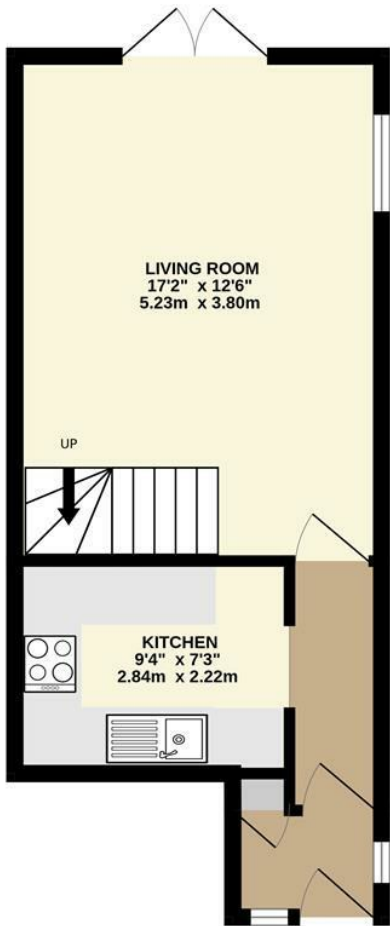
£235,000 Freehold

17 Kingswood Close,

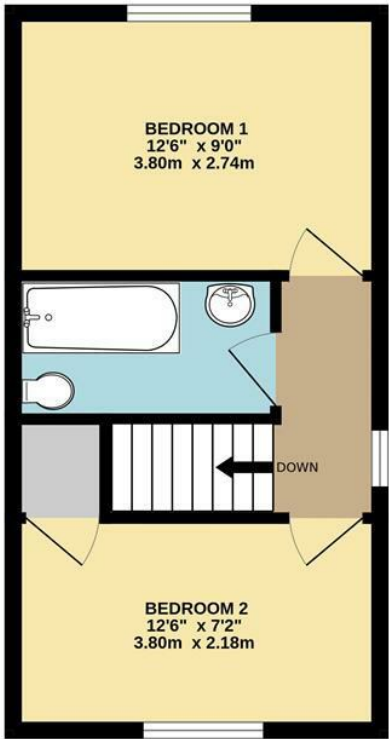
Exwick, Exeter, EX4 2PB

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 two-bedroom property situated in a cul-de-sac and available for sale with no onward chain. The property is located within a well-established residential area, conveniently located for public transport connections, on a regular bus route, and within walking distance of St David's mainline railway station.

The home boasts bright and airy living spaces throughout, briefly consisting of a spacious entrance porch with plumbing provisions for a washing machine, a kitchen equipped with stylish cabinetry, and a living room on the ground floor. This ample room features sliding double doors that provide access to the rear garden. On the first floor, there are two generously sized bedrooms and a bathroom.

Outside, the property benefits from a generous tiered rear garden, primarily laid to lawn. Pedestrian access through a side gate leads to the front of the property and a parking space.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Night Storage Heaters

Utilities: Connected to mains Electric, Water & 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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.

LETTINGS POTENTIAL

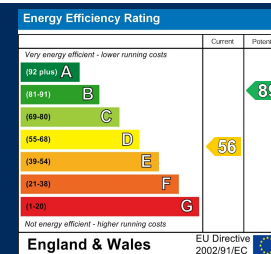
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,000-£1,100 per calendar month, providing a gross rental yield of 5.1-5.6%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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