

naomi j ryan
estate agents



House - Semi-
Detached



Bathrooms: 2



Gas Central Heating



Large Rear Garden



Bedrooms: 3



Receptions: 1



Double Length
Driveway



Council Tax Band: D

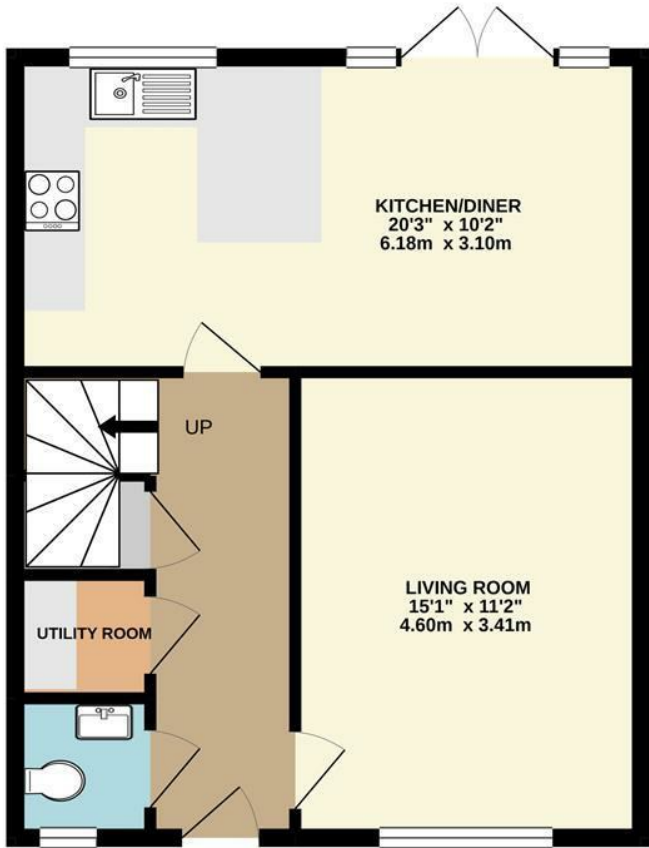
OIEO £350,000 Freehold

Fish Street,

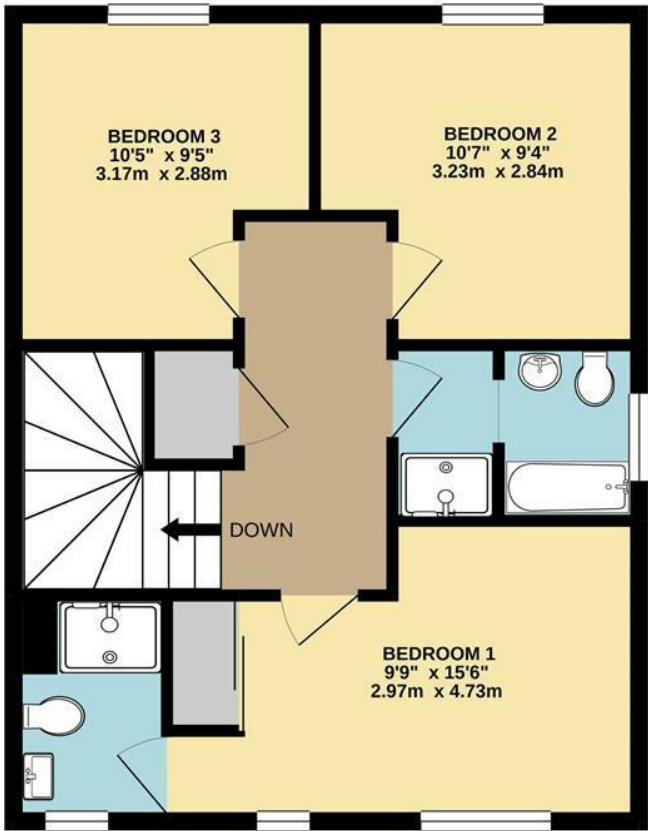
Seabrook Orchards, Exeter, EX2 7TR

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 modern and immaculately presented three bedroom semi detached property located within the popular development of Seabrook Orchards. Built by well regarded developer Bloor Homes in 2020 this property offers convenient access to local amenities including Trinity CofE Primary & Nursery School, the major road network surrounding the city and rail links at Topsham & Newcourt.

The accommodation is generously proportioned, light and spacious throughout comprising in brief entrance hall, living room, cloakroom, contemporary kitchen/diner and utility cupboard to the ground floor. Three good sized bedrooms, master ensuite shower room and a well appointed family bathroom with a modern 4 piece suite are situated to the first floor. Upgrades to the property include Amtico flooring to the ground floor and a central heating system controlled by a Hive Dual Zone system. The property occupies a generous plot and boasts a large, level rear garden laid predominantly to lawn offering great potential for landscaping/ further improvement. Further features of the garden include a timber shed and pedestrian access via a gate to the front of the property. A driveway situated immediately to the side of the property provides two off road parking spaces in tandem.

This property offers great potential and various possibilities to extend the current footprint. Due to the garden size a ground floor extension is feasible as is the construction of a single garage subject to obtaining any necessary planning consents. Naomi J Ryan Estate Agents are delighted to bring this wonderful family home to the market and highly recommend internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

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

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1450 per calendar month, providing a gross rental yield of 4.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



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	92 93
(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

2021



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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