



naomi j ryan
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



South Facing Garden Council Tax Band: B

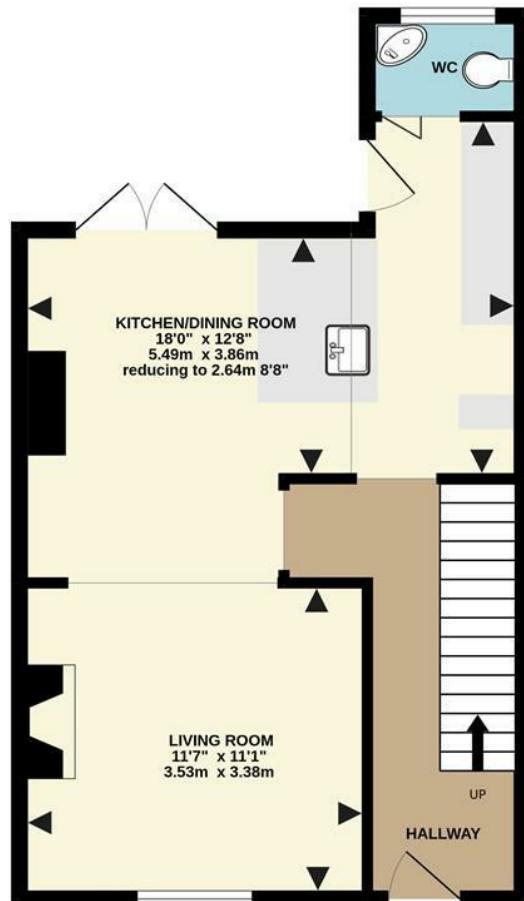


Offers Over: £265,000 Freehold

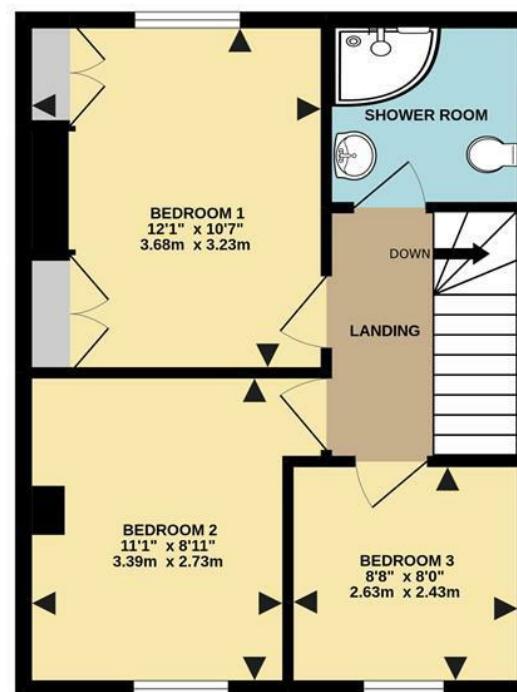
Briar Crescent,
Exeter, Devon, EX2 6DX

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A well presented three-bedroom semi-detached house with south facing garden and private driveway providing off road parking, situated on this established residential road. The property offers excellent access to the City Centre, Royal Devon and Exeter Hospital and to major road networks out of the city.

The property offers spacious and versatile living space on the ground floor with an open plan living/dining/kitchen area. The living room offers a comfortable seating area with wood burning stove fitted to the chimney recess and double doors from the dining area open directly to the rear garden. The kitchen is open plan with the dining area and is fitted with a modern range of matching oak effect wall and base units with space for a range cooker. The kitchen also has an integrated dishwasher. Accessed off the kitchen is a ground-floor cloakroom. On the first floor are three good-sized bedrooms and a modern shower room.

Outside is a well-maintained and enclosed south-facing garden. The garden is laid to lawn with an extensive paved patio area. Immediately to the rear of the house is a covered verandah area which is laid to decking and provides a useful undercover seating area. A gate provides access to the front of the property where there is a private brick paved driveway providing parking for up to two vehicles.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250 per calendar month, providing a gross rental yield of 5.6%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

VIEWING ARRANGEMENTS

Strictly by appointment with 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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	82
(81-91) B	69
(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

