



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

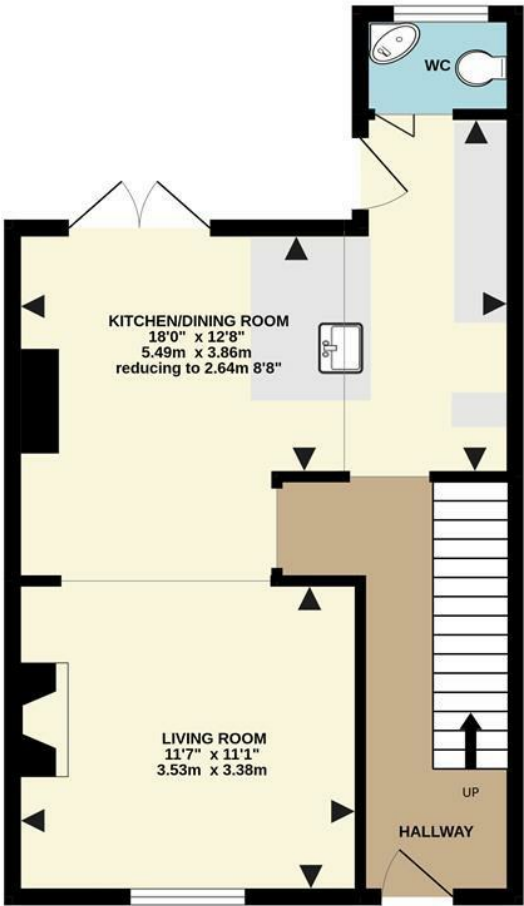
Offers Over: £265,000 Freehold



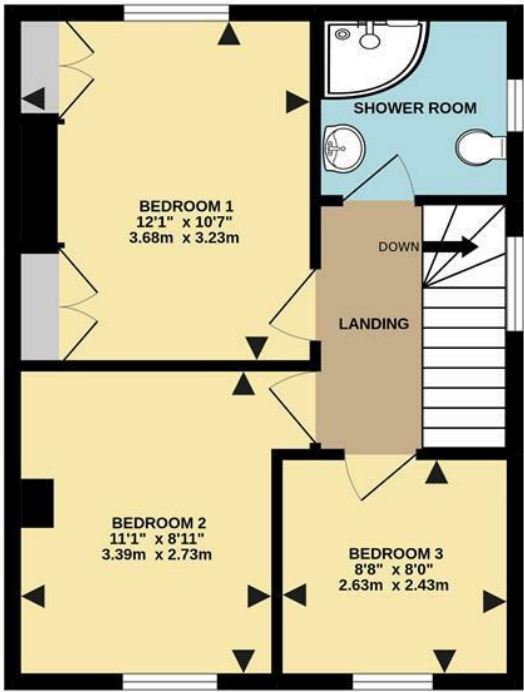
Briar Crescent,
Exeter, Devon, EX2 6DX

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



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 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.

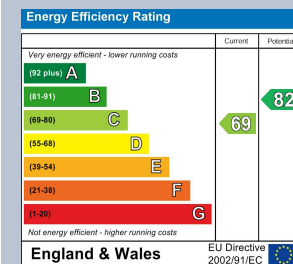


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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



**BRITISH
PROPERTY
AWARDS**

2022

★ ★ ★ ★ ★

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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