



naomi j ryan  
estate agents



Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Oil Central Heating



Garage & Private  
Driveway



Generous Gardens



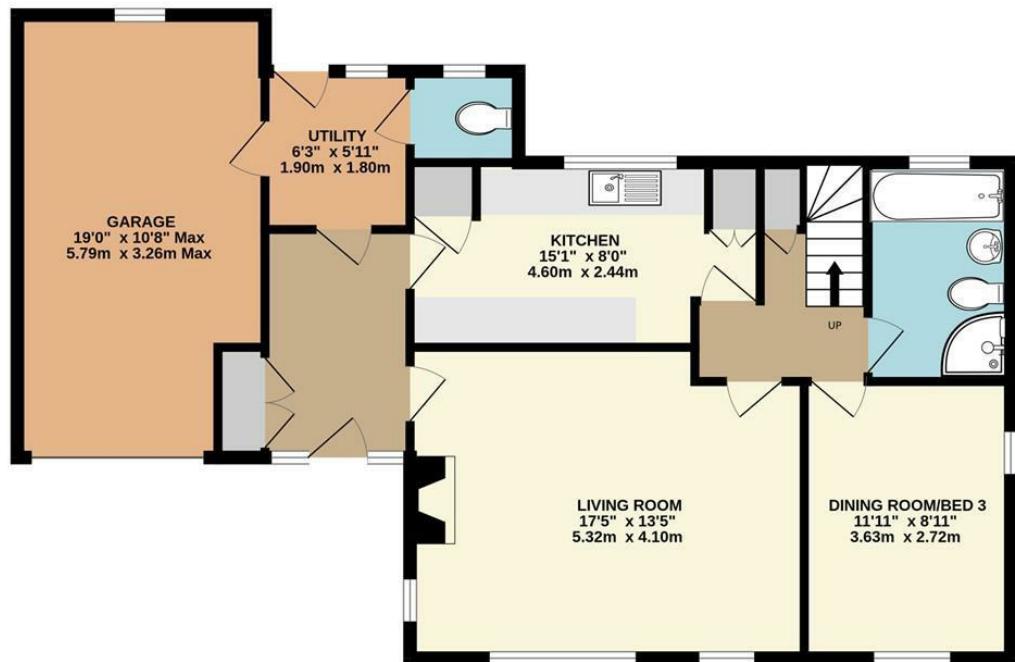
Council Tax Band: E

£425,000 Freehold

Threeways ,  
Poltimore, Exeter, EX4 0AB

[www.naomijryan.co.uk](http://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 detached bungalow situated on the outskirts of Poltimore and being sold with no onward chain. The property occupies a generous corner plot with gardens to the front, side, and rear.

Located in this delightful rural setting approximately four miles from Exeter, the property offers superb scope for extension (subject to the necessary planning and consents).

The spacious accommodation comprises entrance hall, dual aspect living room, kitchen, utility room, cloakroom, a ground floor bedroom which has the option of being used as a separate dining room, a ground-floor bathroom with a separate shower, and two double bedrooms on the first floor.

Outside are delightful gardens to the front, side, and rear of the property. The gardens are laid mostly to lawn and planted with mature shrubs. To the front of the property is a private driveway providing off-road parking in front of the single garage.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, and drainage. Oil-fired central heating.

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.



