



naomi j ryan  
estate agents



House - Semi-  
Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



District Heating



Driveway



Front & Rear Gardens



Council Tax Band: D

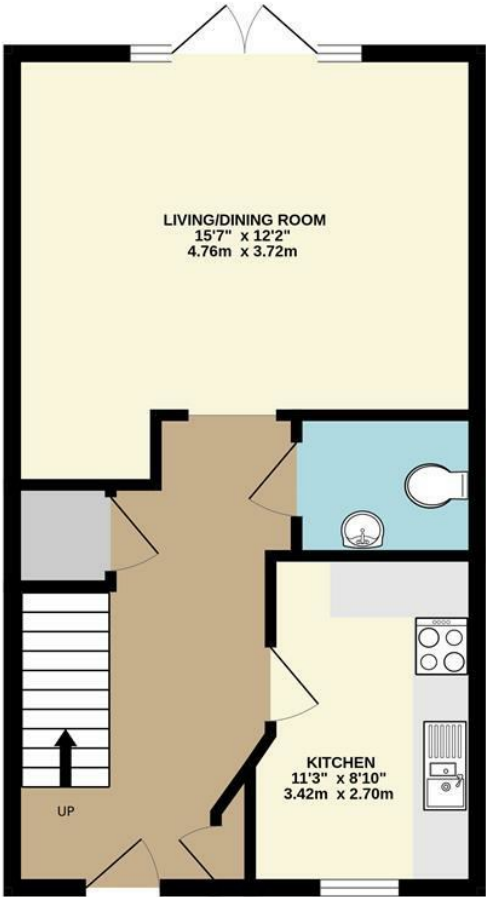
£294,000 Freehold

16 Viking Grove,

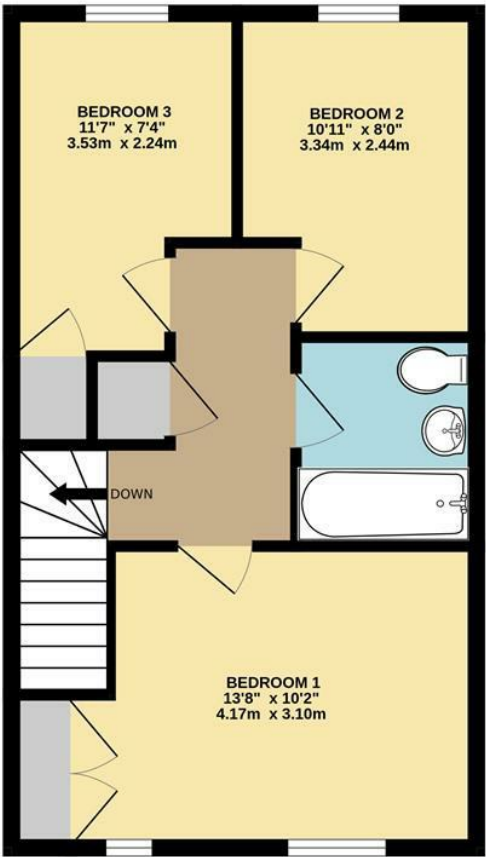
Exeter, EX1 3YH

[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 spacious and well-presented three-bedroom family house, located on the modern Taylor Wimpey development of Mayfield Gardens. The property is well-placed for access to well-regarded local primary and secondary schools, the major road network surrounding the city, and Pinhoe Train Station.

The accommodation comprises entrance hall, ground floor cloakroom, modern fitted kitchen, spacious living/dining room with double doors to the rear garden. On the first floor are three good-sized bedrooms, and a first-floor bathroom.

Outside is a low-maintenance rear garden, laid to paving and lawn. A gate at the bottom of the garden provides access to the driveway with space for two vehicles.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: brick and timber.

Utilities: the property is 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>

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £xxx per calendar month, providing a gross rental yield of xx%. 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.

## 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.







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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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