

naomi j ryan
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Enclosed Rear Garden



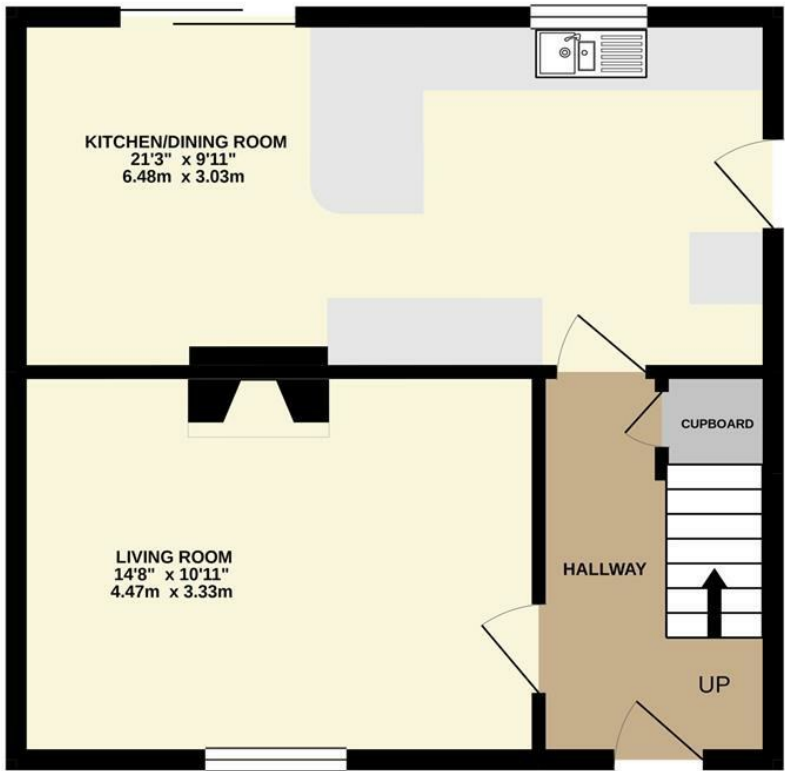
Council Tax Band: C

£300,000 Freehold

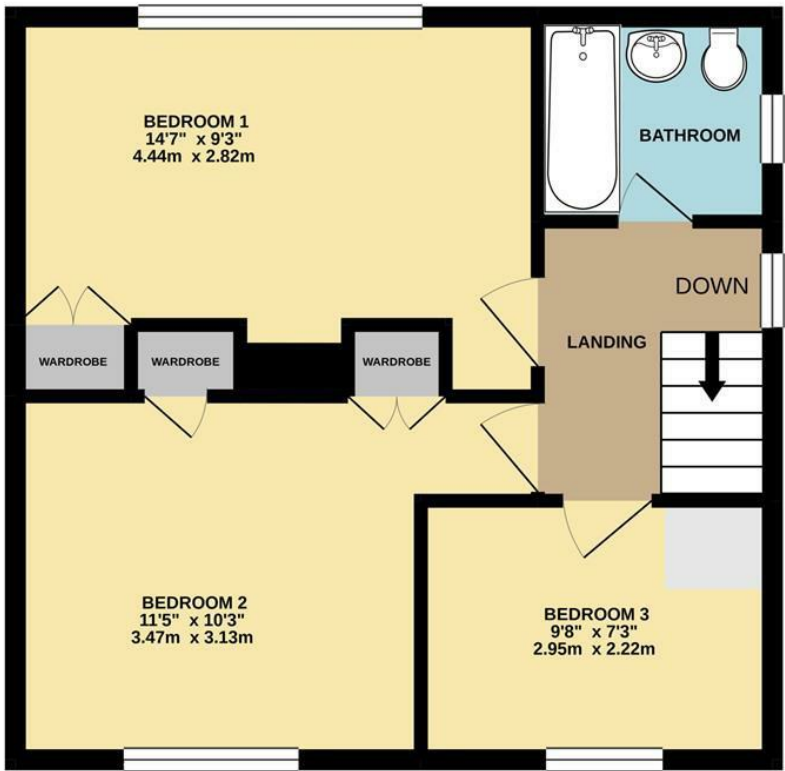
Butts Road,
, Exeter, EX2 5BL

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 superb three-bedroom semi detached house with a private drive providing off road parking for up to four vehicles. The house is being sold with no onward chain. The property is within walking distance of the RD&E Hospital and offers excellent access to the wide range of local shops and amenities on Heavitree Fore Street.

The well presented and spacious accommodation comprises entrance hall, living room, open plan kitchen/dining room which runs across the rear of the house. To the first floor are three good sized bedrooms and a modern bathroom.

Outside the property has a well-maintained rear garden which is laid mostly to lawn with a paved patio and side access via a pathway to the front. Within the rear garden is a useful store shed with power. To the front of the property is a private driveway which provides off road parking for up to four vehicles.

Viewing is highly recommended of this well-presented property and a 360 Virtual Tour is available to view online.

LETTINGS POTENTIAL

The property is currently let out at a monthly rent of £925 per calendar month, providing a gross rental yield of 3.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.

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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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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