



naomi j ryan
estate agents



House



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



Enclosed Rear Garden



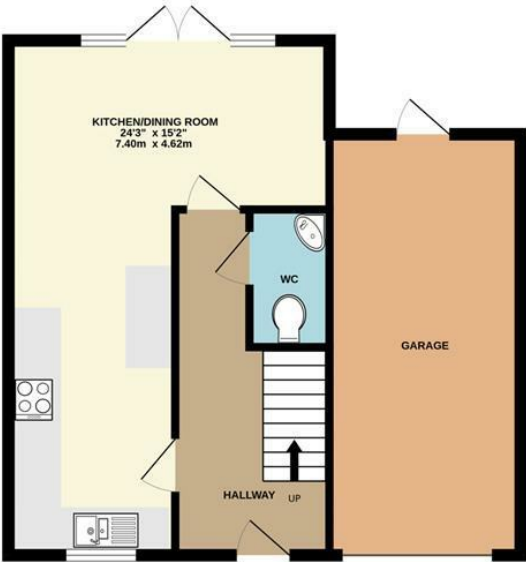
Council Tax Band: D

£325,000 Freehold

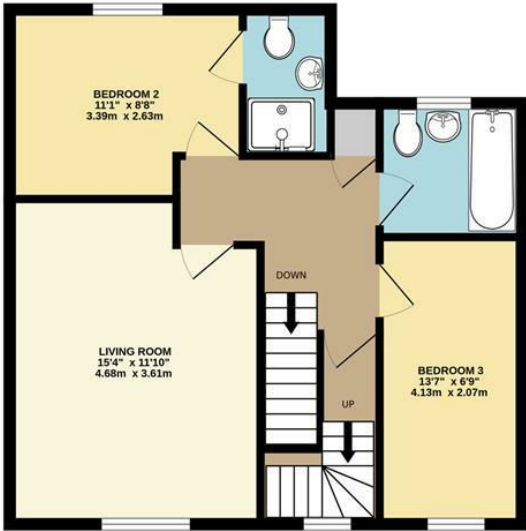
Blakeslee Drive,
The Rydons, Exeter, EX2 7FN

www.naomijryan.co.uk

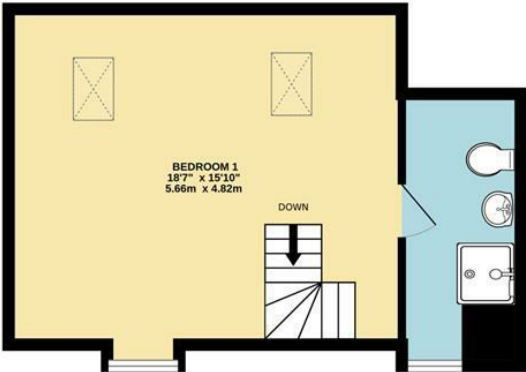
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2023



SUMMARY

A well-presented and spacious three/four bedroom house situated in this popular residential area of The Rydons. The house has a delightful outlook to the front over a tree-lined avenue with Exeter and Country Club Golf Course behind. Conveniently situated for access to major road links such as the M5 and A30, the property offers excellent access to both Newcourt Train Station, Rydon Lane Retail Park, and the recently opened Spar shop.

The property offers versatile accommodation with the potential to extend (subject to any planning/consent) and the potential to use the first-floor living room as further bedroom accommodation. The property comprises entrance hall, ground floor cloakroom, open plan fitted kitchen/dining room, first-floor living room (and potential fourth bedroom), two first-floor bedrooms (one with ensuite), and a further bathroom. To the second floor is a superb double bedroom and ensuite shower room.

Outside the property has a delightful enclosed rear garden with paved patio and lawned areas. An integral garage provides parking for one vehicle with power and lighting.

Early internal viewing is highly recommended and a 360 Virtual Viewing is available online.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,350 per calendar month, providing a gross rental yield of 4.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



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 Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	80
(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

