



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Drive



Enclosed Rear Garden Council Tax Band: C

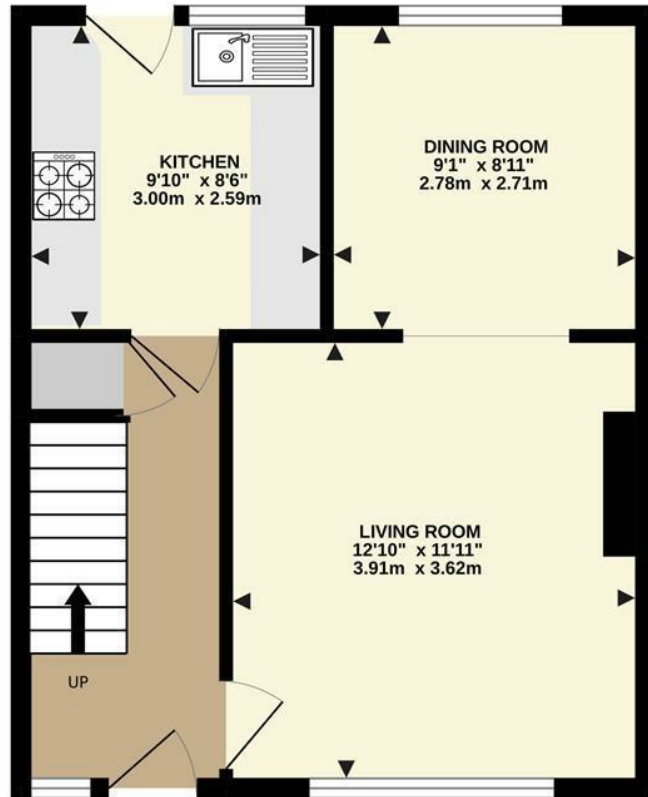


Offers Over £260,000 Freehold

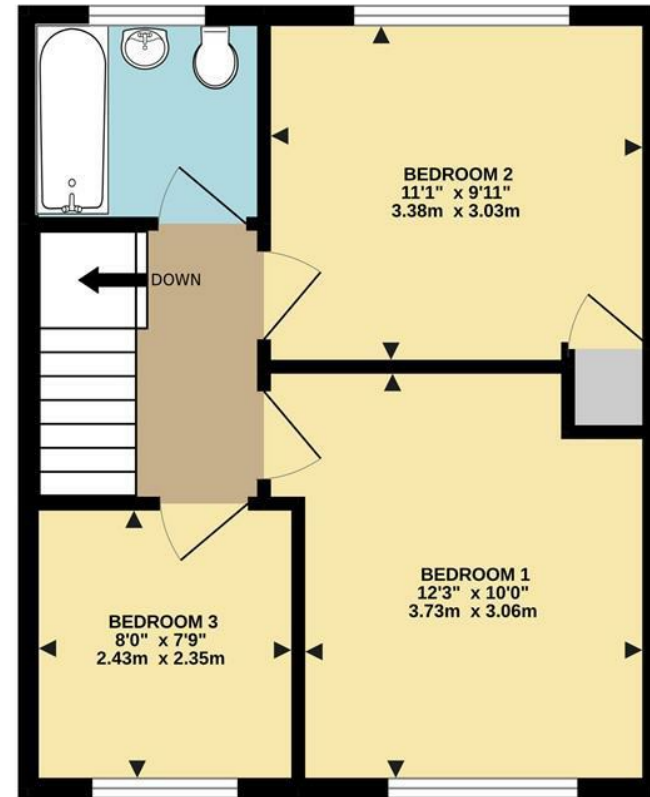
Savoy Hill,
Beacon Heath, Exeter, EX49EB

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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 superbly presented three bedroom home offered to the market for sale with no onward chain. Situated on a no through road and occupying an elevated position the property enjoys views across the city and offers convenient access to a regular bus service, well regarded primary and secondary schools, Mincinglake Valley Park and the city centre.

The accommodation is light and spacious throughout and comprises in brief entrance hall, dual aspect living room and dining room connected via an archway opening and modern fitted kitchen to the ground floor. Three good sized bedrooms, with bedrooms one and two taking in views across the city, and a bathroom are situated to the first floor. Further features include gas central heating and double glazing. Outside the property enjoys the use of a tiered rear garden offering a pleasant seating area with sections laid to a mixture of lawn and decorative stone chippings. A timber and brick shed offers garden storage. A single garage and driveway provide off road parking.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

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.

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.



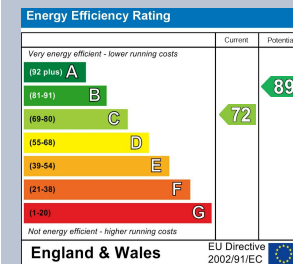
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THINKING OF SELLING?

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

 **naomi j ryan**
estate agents

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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