







Semi-Detached

Bedrooms: 3





Bathrooms: 2





Gas Central Heating Garage and Driveway



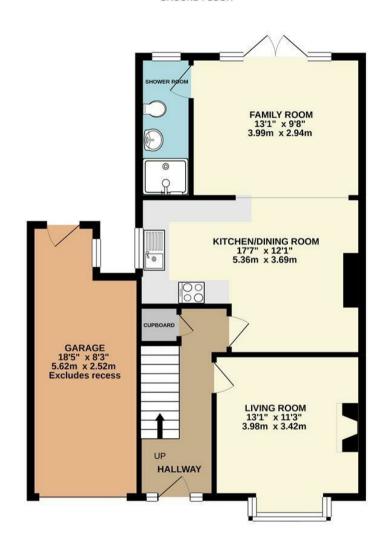


Enclosed Rear Garden Council Tax Band: C

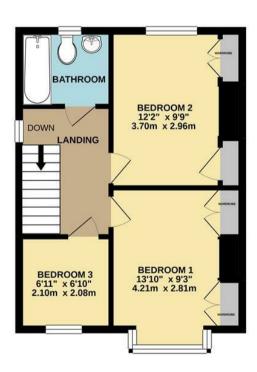
£425,000 Freehold

12 Mile Lane,

#### **GROUND FLOOR**



#### 1ST FLOOR









# **SUMMARY**

A well presented and extended three-bedroom semi-detached house located on a nothrough road and with superb views across Exeter to the rear. The property is within walking distance of St James School and local amenities, including Morrisons supermarket.

The property is being sold with no onward chain and has been extended by the current owner on the ground floor with the addition of a family room onto the open plan kitchen/dining room, including the addition of a ground floor shower room. The house has a spacious feel throughout and has accommodation comprising entrance hall, living room with bay window, open plan kitchen/dining/family room, ground floor shower room, three bedrooms, first floor bathroom and gas central heating.

Outside is a superb enclosed rear garden with raised timber decked terrace giving access down to a paved patio. The rear garden is laid mostly to lawn with a variety of shrubs. Access can be gained into the garage from the rear garden.

To the front of the house is a private driveawy providing off road parking for three vehicles in front of the single garage.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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.









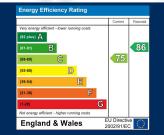








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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