



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage and Driveway



Enclosed Rear Garden



Council Tax Band: C

£425,000 Freehold

12 Mile Lane,

Beacon Heath, Exeter, Devon, EX4 9AA

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)



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 well presented and extended three-bedroom semi-detached house located on a no-through 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 driveaway 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.





