



naomi j ryan
estate agents



Townhouse



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Private Driveway



Enclosed Rear Garden



Council Tax Band: C

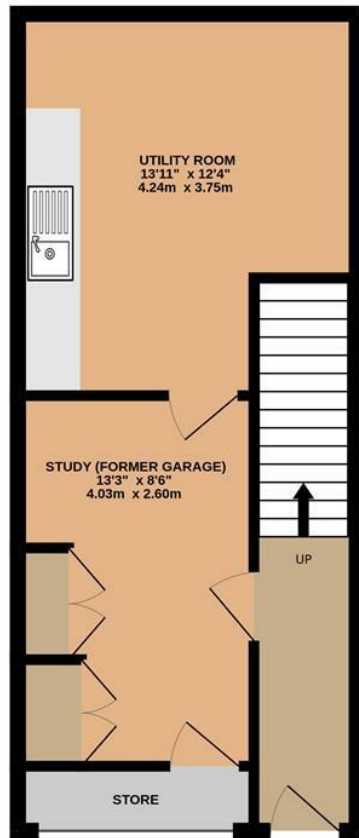
£280,000 Freehold

29 Lewis Crescent,

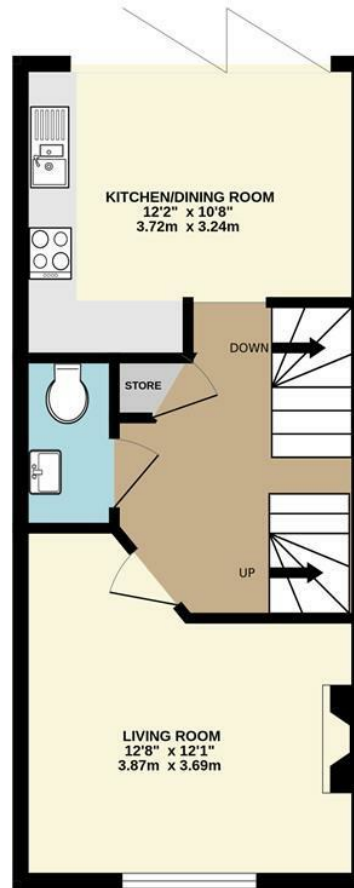
Clyst Heath, Exeter, EX2 7TD

www.naomijryan.co.uk

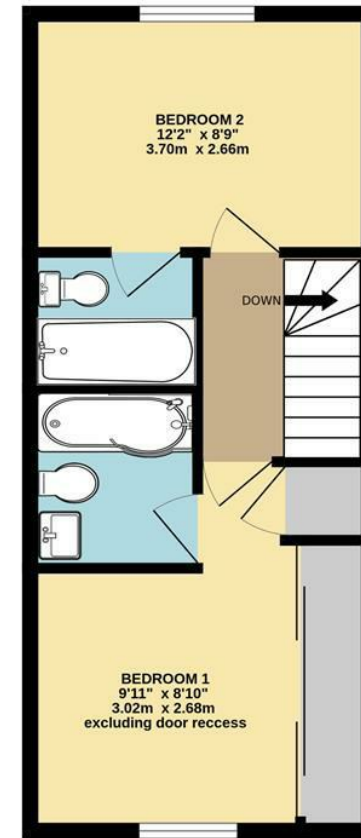
GROUND FLOOR



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.
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SUMMARY

A beautifully presented two-bedroom, two-bathroom townhouse arranged over three floors, offering flexible and spacious living in a highly convenient location close to local amenities.

Situated in the sought-after modern development of Clyst Heath on the eastern fringe of the city, the property benefits from excellent transport links, including easy access to the M5 motorway, A38/380, and A30. A variety of local facilities are nearby, including Digby & Sowton railway station and the popular Park and Ride service, both providing quick connections into the City Centre.

The accommodation comprises a ground-floor study (formerly the garage) along with a versatile utility/store room. The first floor features a stylish kitchen/dining room with bi-fold doors opening onto the rear garden, a separate living room, and a cloakroom. On the second floor are two generous double bedrooms, each enjoying its own en-suite bathroom.

Externally, the property boasts an attractive enclosed rear garden, with a spacious paved patio ideal for outdoor dining and a further decking area complemented by raised planters. To the front, a private driveway provides off-road parking, with a useful storage space retained behind the original garage door.

Early viewing is highly recommended to fully appreciate all that this property has to offer

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Sky.

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.





BRITISH PROPERTY AWARDS
 2021 ★★★★★ **GOLD WINNER**
 ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS
 2022 ★★★★★ **GOLD WINNER**
 ESTATE AGENT IN EXETER


BRITISH PROPERTY AWARDS
 2023 ★★★★★ **GOLD WINNER**
 ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS
 2024 ★★★★★ **GOLD WINNER**
 ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS
 2025 ★★★★★ **GOLD WINNER**
 ESTATE AGENT IN EXETER


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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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