



naomi j ryan  
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Parking for up to 2  
Vehicles



Enclosed Rear Garden Council Tax Band: C

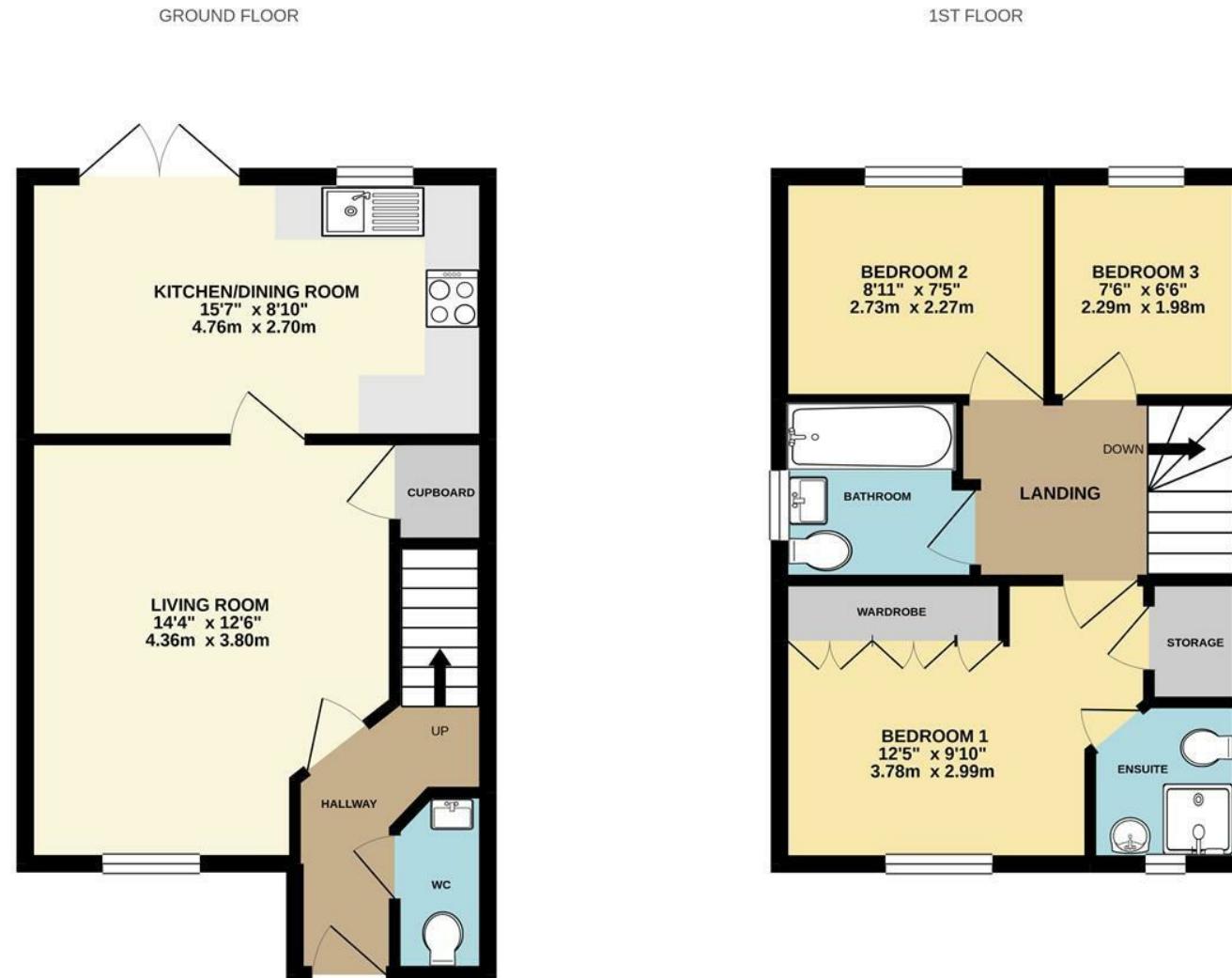


Guide: £290,000 Freehold

Melrose Avenue,

Hill Barton Vale, Exeter, EX1 3FY

[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 superb opportunity to purchase this spacious and well presented semi detached three bedroom house located on the modern Hill Barton Vale development. The property offers excellent access to local amenities including Sowton industrial estate, the MET office, City Centre, and major transport links surrounding the city including Junction 29 of the M5 motorway

The property has been enhanced by the current owners with the addition of a penny coin resin flooring to the entrance hall and ground floor cloakroom, creating a great first impression for visitors to the property. A spacious living opens through to the modern kitchen/dining room with tiled flooring and double doors out to the southwest facing rear garden. To the first floor are three bedrooms and the bathroom, the first bedroom with floor to ceiling fitted wardrobes and ensuite shower room. The property has district heating and double glazed windows.

Outside the rear garden has been landscaped to maximise space. A paved patio area with pergola provides a pleasant seating area and tiered sections of garden provide beds and borders for planting. A raised decked area is located to the rear of the garden with useful timber garden shed. A gate provides side access to the side. Allocated parking for up to two vehicles is located a short walk from the property (parking in a tandem style).

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 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.

## AGENTS NOTE

A community/estate management fee of £180 a year is payable on this property.





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.

## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

