



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Allocated Parking



South Facing Garden



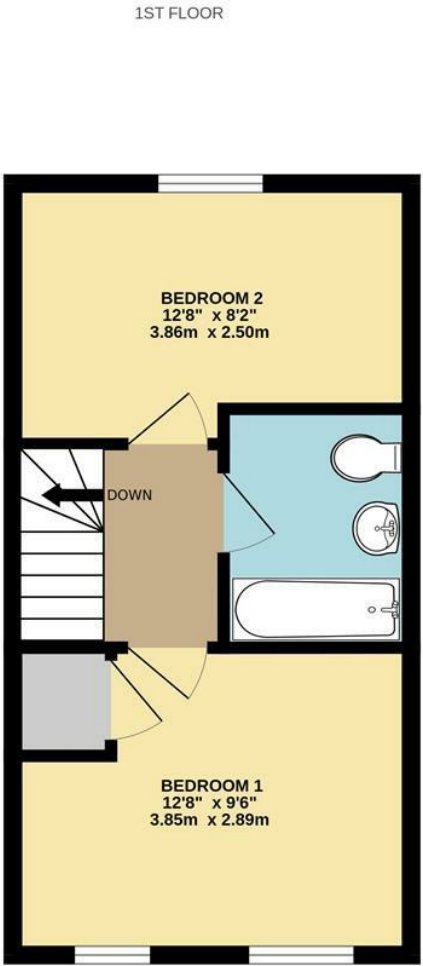
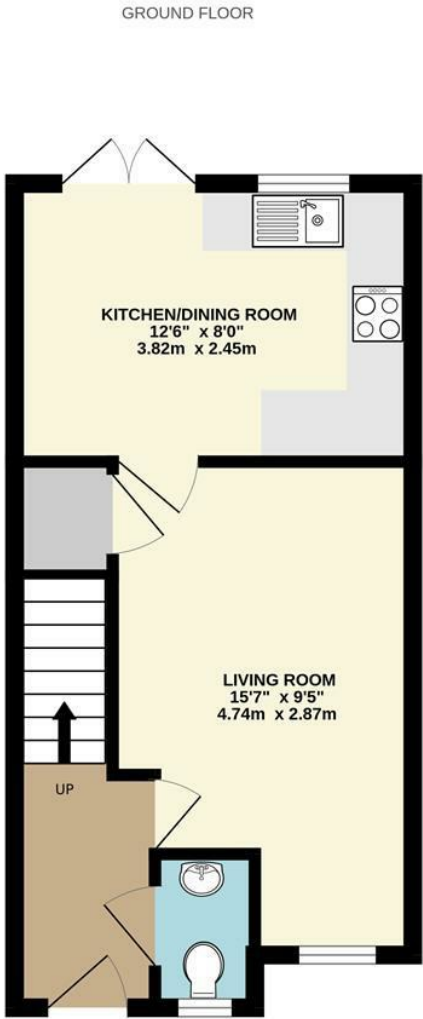
Council Tax Band: C

£250,000 Freehold

196 Myrtlebury Way,

Hill Barton Vale, Exeter, EX1 3WX

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 superbly presented modern two-bedroom home occupying a fantastic position on this popular development. Situated towards the end of a no-through road the property offers a private & well maintained south facing garden with rear access and an allocated parking space.

Hill Barton Vale is conveniently situated for access to local amenities and offers excellent access to Sowton Industrial Estate, the MET office, City Centre, and major transport links surrounding the city including Junction 29 of the M5 motorway.

The home features bright and airy accommodation throughout briefly comprising entrance hall, WC, living room with fitted storage cupboard and a kitchen/dining room across the back of the property. This room makes the most the south facing orientation and offers access via double doors onto the rear garden. Upstairs are two double bedrooms and a bathroom fitted with a three-piece suite and an electric shower.

The rear garden is a particular feature of this property, boasting a well maintained, sunny south facing garden which enjoys a good degree of privacy. A rear gate provides pedestrian access to the garden. An allocated parking space is located to immediately in front of the property providing off road parking for a vehicle.

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.

MATERIAL INFORMATION

Construction notes:

Heating: District Heating

Utilities:

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>

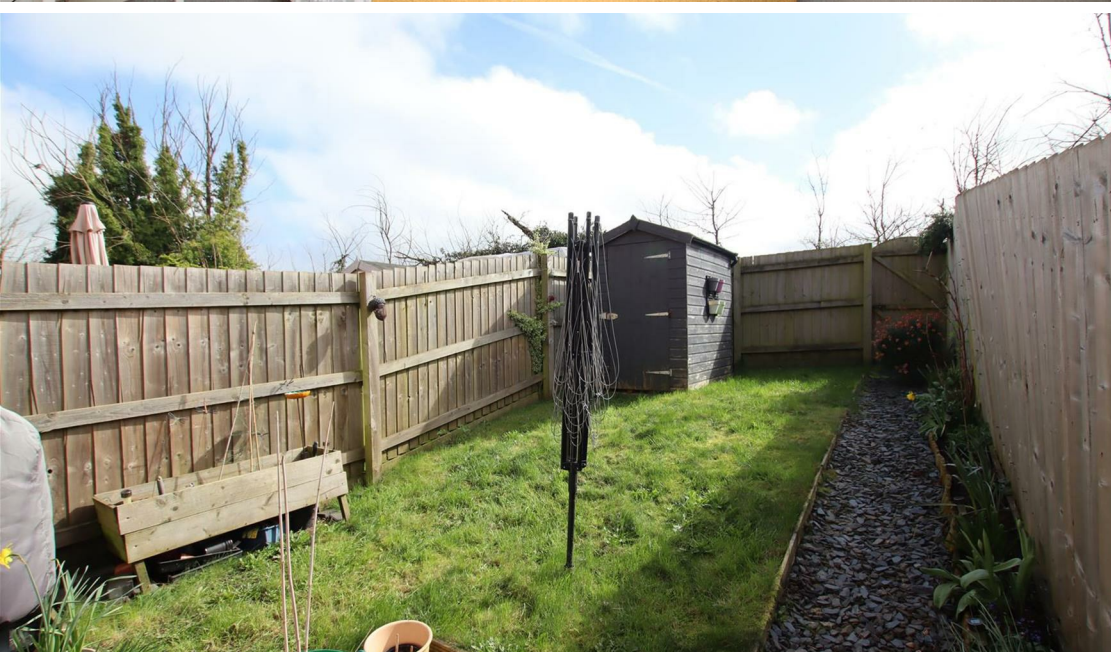
360 VIRTUAL TOUR

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

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

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BRITISH
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AWARDS

2022

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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IN EXETER



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2025

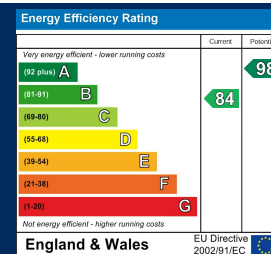
★★★★★

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899