

naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Two Allocated Spaces



Rear Garden



Council Tax Band: C

£245,000 Freehold

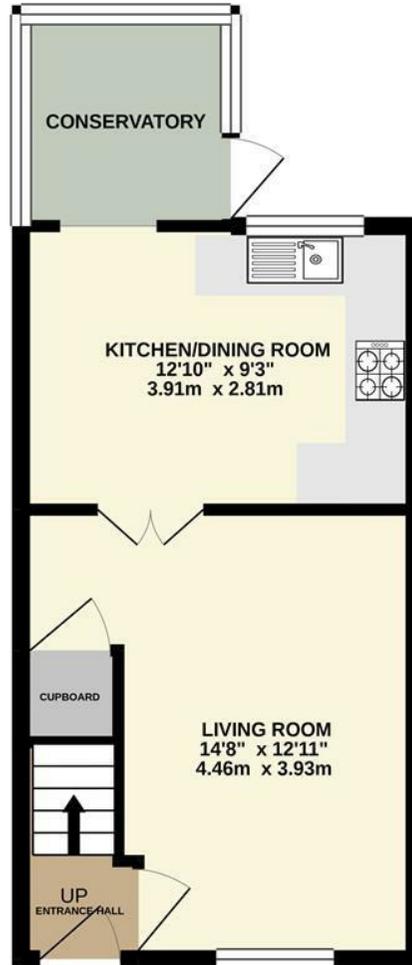


Ashclyst View,

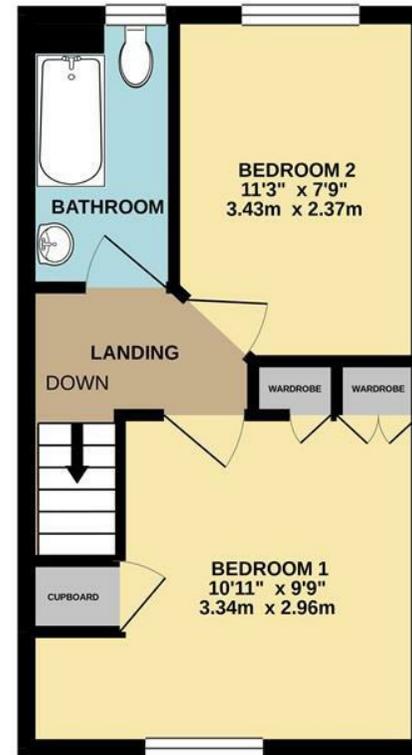
Broadclyst, Exeter, Devon, EX5 3NA

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A fantastic opportunity to acquire this well presented two bedroom property located within the sought after village of Broadclyst. Situated approximately five miles from Exeter Broadclyst offers convenient access into the City of Exeter and an array of local amenities including a regular bus service, well regarded schools and a village store.

The accommodation is light and spacious throughout comprising in brief entrance hall, living room, modern fitted kitchen/diner and conservatory to the ground floor. Two bedrooms and a bathroom are located to the second floor. Outside the property enjoys the use of a fully enclosed, landscaped rear garden laid predominantly to patio. To the front aspect are two allocated parking spaces located immediately in front of the property.

This property will lend itself well to first time buyers as well as the investment fraternity, internal viewing is highly recommended to appreciate all it has to offer.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £850 per calendar month, providing a gross rental yield of 4.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.

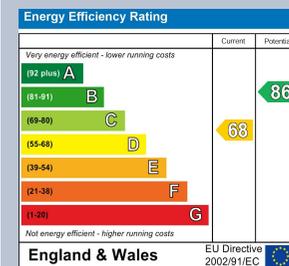
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



BRITISH
PROPERTY
AWARDS

2021



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