



naomi j ryan
estate agents



House - Semi-
Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage &
Driveway



Enclosed Garden



Council Tax Band: C

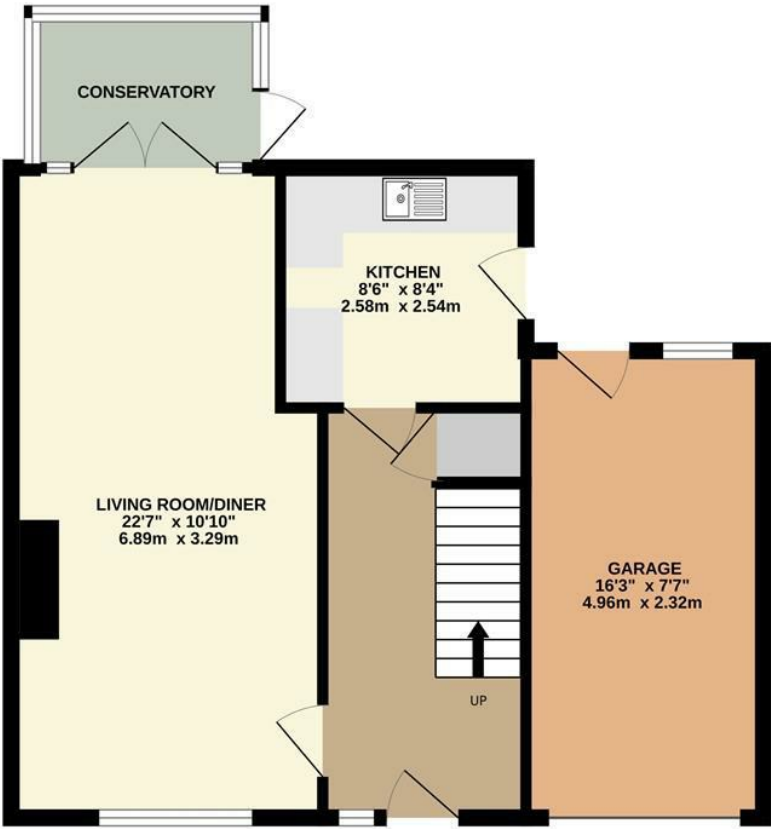
Asking Price £300,000

19 Knowle Drive,

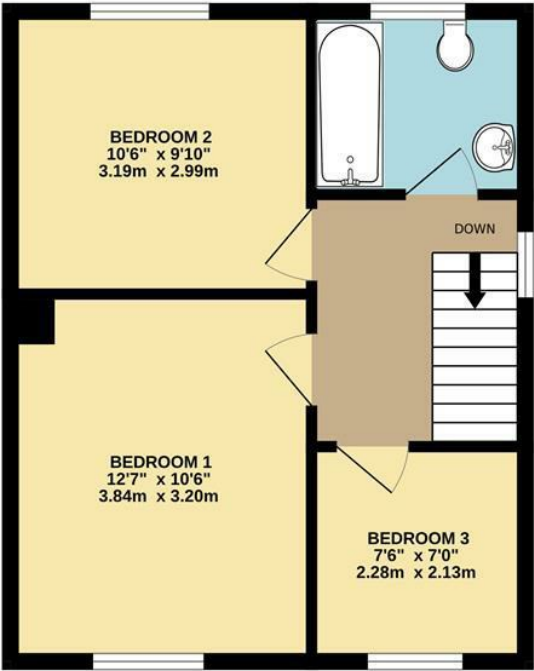
Exwick, Exeter, EX4 2DF

www.naomijryan.co.uk

GROUND FLOOR



1ST 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 three-bedroom semi-detached home, positioned within the ever-popular residential area of Exwick. The property offers convenient access to local amenities, St David's Station, riverside walks and cycle paths along the Exe, and the City Centre.

The current owners have tastefully modernised the accommodation, creating a home that feels light, spacious and contemporary throughout. The layout includes an inviting entrance hall, a dual-aspect living/dining room filled with natural light, and double doors leading to a conservatory — a lovely spot to enjoy views over the garden. A modern kitchen completes the ground floor.

Upstairs, there are three well-proportioned bedrooms and a smart, contemporary bathroom fitted with a white suite. The property enjoys an elevated position, offering attractive views across the surrounding area.

Outside, the home benefits from front and rear gardens, with the rear garden providing excellent privacy. It has been landscaped for ease of maintenance and offers a pleasant seating area. To the side is a garage, accessible from both the front and rear and equipped with power and lighting, while a driveway provides off-road parking for one vehicle.

Naomi J Ryan Estate Agents are delighted to bring this lovely home to the market and highly recommend internal viewing to fully appreciate all it offers.

MATERIAL INFORMATION

Heating: Gas Central Heating

Utilities: The property is connected to mains gas, electric, water & drainage

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.



