

naomi j ryan
estate agents

End Terrace

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

2 Allocated Spaces

South Facing Garden

Council Tax Band: C

Guide Price: £260,000 Freehold

Stanbury Row,

Alphington, Exeter, EX2 0AA

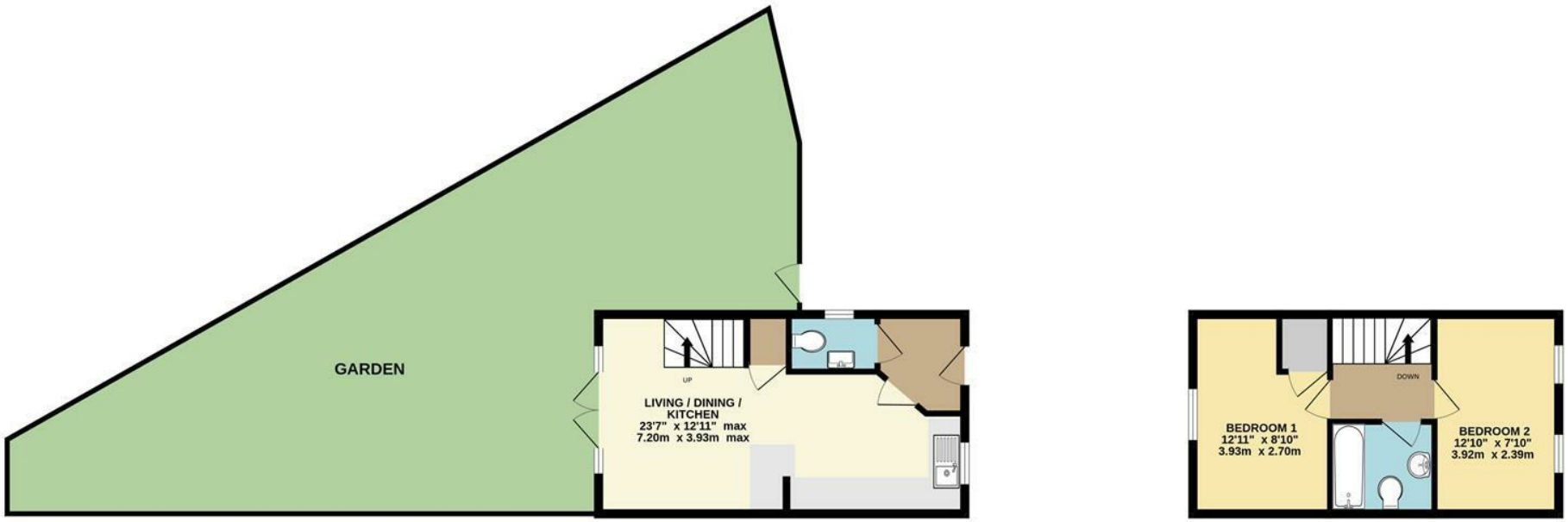
www.naomijryan.co.uk

Stanbury Row, Alphington, Exeter, EX2 0AA

Guide Price: £260,000 Freehold

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 spacious, well-presented house with two double bedrooms and a south-facing garden, situated on the Victoria Heights development in the sought-after residential area of Alphington. Alphington offers excellent access to a wide range of amenities including local stores, doctors, pharmacy, and church. There is easy access to the major link roads surrounding the city including M5 motorway, A38/A380 and A30.

The property has a light and spacious feel throughout with accommodation comprises entrance hall, ground floor cloakroom, open plan kitchen/living/dining room with double doors opening out to the south facing rear garden. On the first floor are two double bedrooms (one with built in storage) and a modern bathroom.

Outside is a superb south-facing garden which is laid to lawn and extends around to the side of the house. A raised decked area provides a delightful seating area and a gate provides access to the front.

Immediately to the side of the property are two allocated parking spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 4.5%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

REFERRAL FEE DISCLOSURE

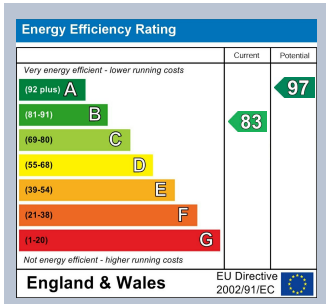
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

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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.

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