



naomi j ryan  
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



EON District Heating



Single Garage & Driveway



Enclosed Rear Garden Council Tax Band: E

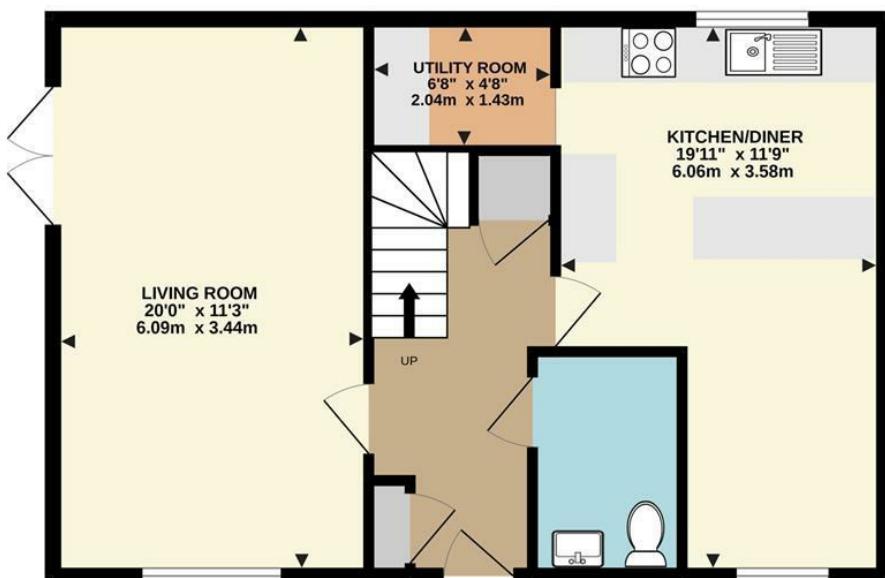


Guide Price £425,000-£450,000

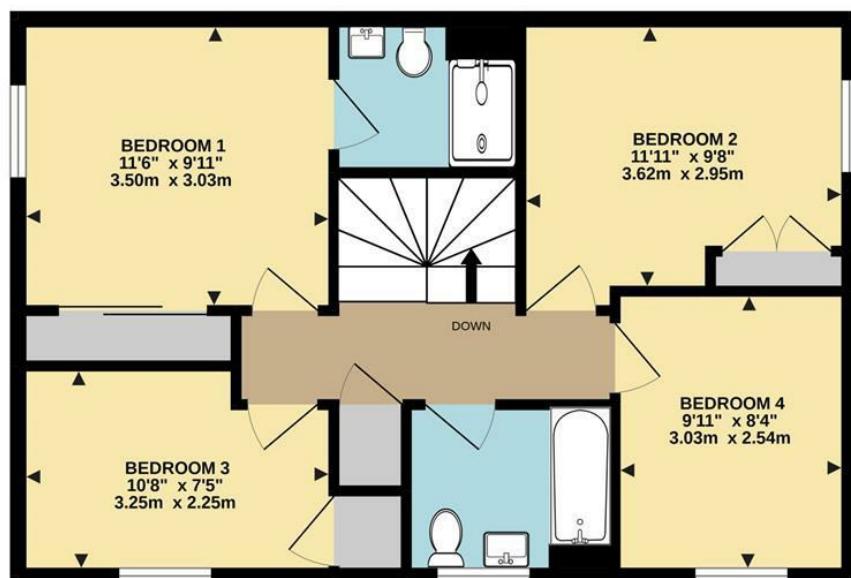
Solidus Road,  
Mayfield Gardens, Exeter, EX1 3WB

[www.naomijryan.co.uk](http://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

GUIDE PRICE £425,000 - £450,000. A beautifully presented and deceptively spacious four bedroom detached family home located on the modern Taylor Wimpey development of Mayfield Gardens. The property is well placed for access to well regarded local primary and secondary schools, the major road network surrounding the city and Pinhoe Train Station. The range of amenities on offer in Pinhoe Village are close by and slightly further afield are those of Exeter's City Centre.

The property offers accommodation that is light and spacious throughout, it's layout perfectly complimenting modern family life. To the ground floor the accommodation comprises entrance hall, cloakroom, living room with access to out onto the garden via French doors, contemporary kitchen/diner and utility room. A particular feature of this property is the kitchen which is fully fitted with integrated appliances and stylish grey high gloss units. To the first floor are four good sized bedrooms, ensuite shower room to the master bedroom and a family bathroom. Ample storage is on offer throughout the property in the form of fitted wardrobes to two of the bedrooms and a variety of cupboards situated on both floors. Outside the property has the use of a fully enclosed garden which wraps around two sides of the property, and enjoys an open aspect across the development towards Pinhoe. Laid predominantly to grass the garden offers a prospective buyer a blank canvass from which to create their own garden vision. A single garage with power and lighting is located immediately to the side of the property as is a driveway that provides off road parking for 2/3 vehicles.

Naomi J Ryan Estate Agents are delighted to bring this superb property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

### 360 VIRTUAL TOUR

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

### 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.

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1650 per calendar month, providing a gross rental yield of 4.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





## 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)

