



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Front & Rear Gardens



Council Tax Band: B

£230,000 Freehold

22 Barley Mount,

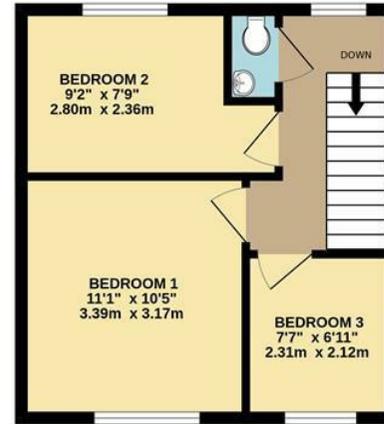
Redhills, Exeter, EX4 1RP

[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.  
Made with Metropix ©2025



## SUMMARY

A light and spacious three-bedroom house, requiring a degree of modernisation, offered to the market with no onward chain. Situated within this established residential area, the property offers excellent access to local amenities including well-regarded Primary Schools, St Davids Train Station and a regular bus service into the City is also within easy reach. The property is within walking distance of Exeter's City Centre and Historic Quayside.

The accommodation comprises entrance hall, living room, kitchen, rear lobby and a bathroom room to the ground floor. Three generous bedrooms and a WC are located to the first floor and complete the accommodation. Outside the property offers both front and rear gardens. The rear garden enjoys a good degree of privacy and an outhouse providing garden storage. To the front of the property is a single garage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

## MATERIAL INFORMATION

Construction notes: Brick, block cavity

Heating: Gas Central Heating

Utilities: Connected to mains Electric, Gas, 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

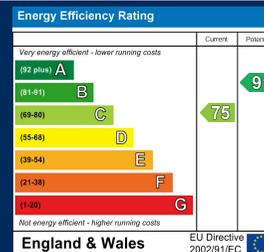
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





 **naomi j ryan**  
estate agents

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