



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage and Shared
Driveway



Front & Rear Gardens



Council Tax Band: B

Guide: £290,000 Freehold

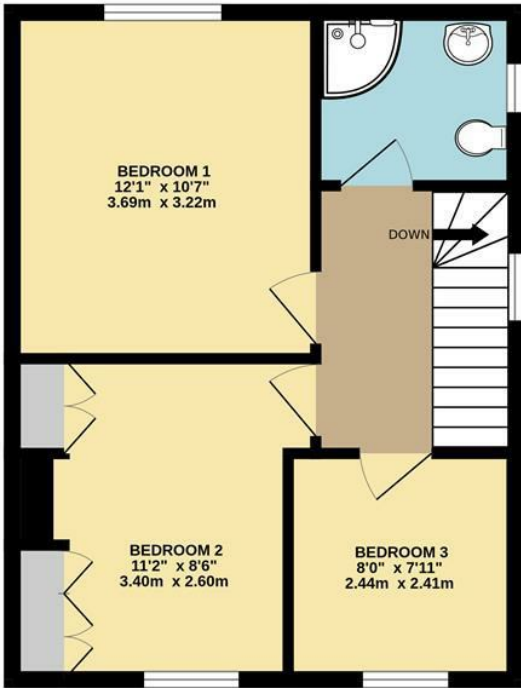
90 Attwyll Avenue,
, Exeter, EX2 5HW

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

This well-presented three-bedroom semi-detached house is situated in a well-regarded residential area and is being sold with no onward chain. The property offers spacious accommodation and easy access to local amenities such as a regular bus service, well-regarded schools and the RD&E Hospital. Heavitree Fore Street is a short distance away and offers a range of shops, pubs, cafes & eateries.

The property has a light and spacious feel throughout and has accommodation comprising of entrance hall with superb parquet flooring, living room, separate dining room, kitchen, conservatory, ground floor cloakroom, three good-sized bedrooms, and a first floor shower room.

Outside is a beautifully maintained rear garden, laid to lawn with borders planted with a variety of shrubs and seasonal flowers. A garage is located to the rear of the property and is accessible over the shared driveway to the side. To the front of the house is a further area of garden.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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.

DRAFT DETAILS

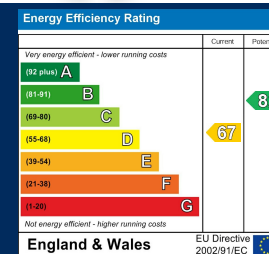
Subject to vendor approval.





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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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