

naomi j ryan
estate agents



Link Detached



Bedrooms: 3 / 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



Private Driveway



Front & Rear Gardens



Council Tax Band: D

£325,000 Freehold

Coates Road,

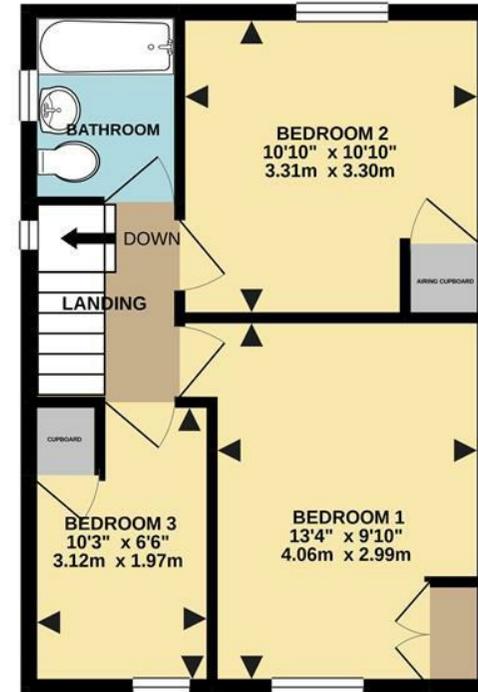
Broadfields, Exeter, Devon, EX2 5RW

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 light and spacious 3 / 4 bedroom link detached house with a private driveway, situated in the highly sought-after area of Broadfields and being sold with no onward chain. The property has been extended on the ground floor and provides an additional room that offers versatile use including a potential fourth bedroom/family room/home office.

The well-presented accommodation comprises an entrance hall, open plan living/dining room, modern kitchen, ground floor cloakroom, additional ground floor reception room/fourth bedroom, three bedrooms, and first-floor bathroom.

Outside is an enclosed rear garden with a terraced patio area and steps down to an area of garden which is laid to lawn. The front of the property has steps leading down from street level with terraced areas of the garden. These terraces are planted with a variety of shrubs and plants, including the ornamental street lamp. The private driveway provides parking for up to three vehicles.

Broadfields is conveniently situated for access to well regarded local schools, a bus route offering a regular service into the City Centre, and major road links such as the M5 & A30.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view online.

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 £1,100 per calendar month in its current presentation, with the potential for more if improvements are made, providing a gross rental yield of 4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

360 VIRTUAL TOUR

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



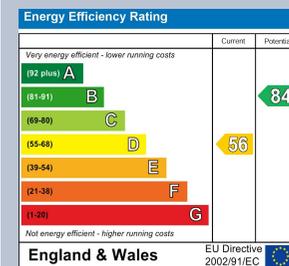
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THINKING OF SELLING?

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no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN EXETER

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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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283

e . enquiries@naomijryan.co.uk

www.naomijryan.co.uk
company registration number 6693899