

naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



Rear Garden With
Southerly Aspect



Council Tax Band: B

£220,000 Freehold



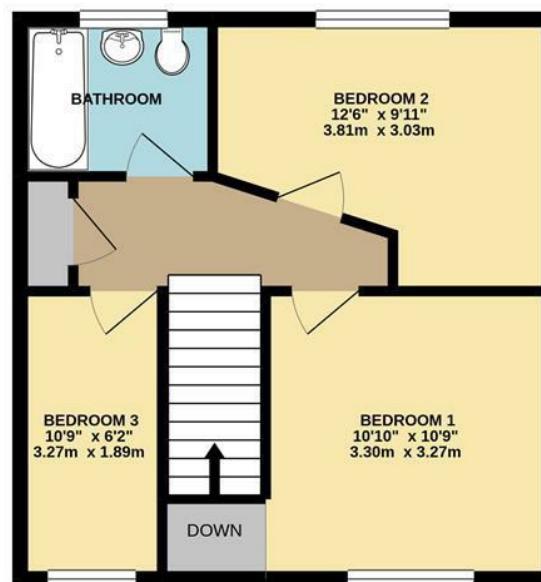
Lancelot Road,
Beacon Heath, Exeter, EX4 9BZ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A fantastic opportunity to acquire this three bedroom mid terrace property located within the well established residential area of Beacon Heath. The property is conveniently situated and offers easy to local amenities, well regarded primary & secondary schools and a regular bus service.

The accommodation is light and spacious throughout comprising in brief entrance hall, dual aspect living room/diner, conservatory and kitchen/breakfast room to the ground floor. Three good sized bedrooms and a family bathroom are situated to the first floor. Outside the property offers front and rear gardens with the rear garden enjoying a sunny south easterly aspect.

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

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.





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.

THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

