

naomi j ryan
estate agents



Semi Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



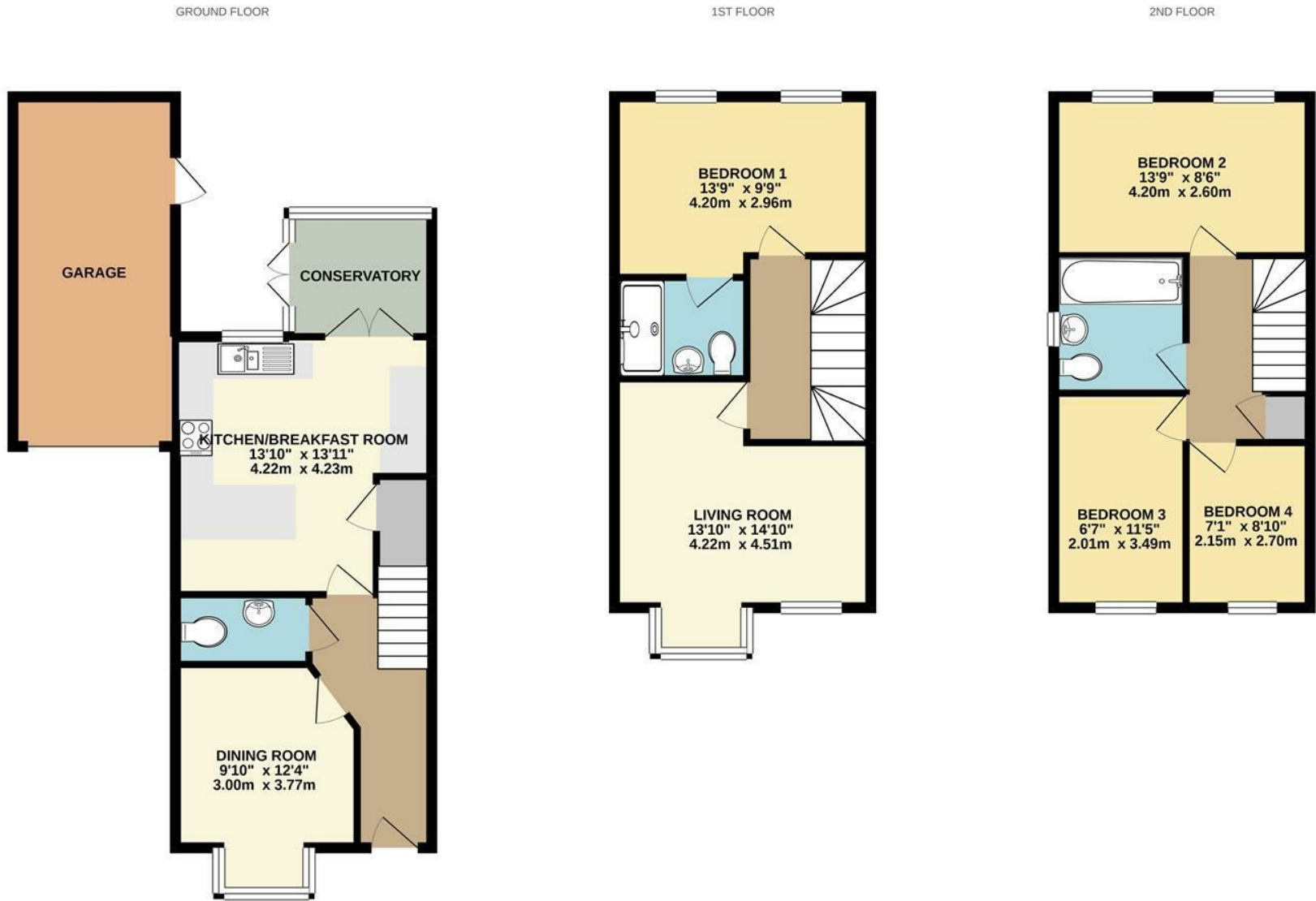
Council Tax Band: D

£320,000 Freehold



Jack Sadler Way,
The Rydons, Exeter, EX2 7FP

www.naomijryan.co.uk



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 ©2020



SUMMARY

A fantastic opportunity to acquire this well presented four bedroom semi detached townhouse located within the modern and popular residential area of The Rydens. Conveniently situated for access to major road links such as the M5 and A30, the property also offers excellent access to Newcourt Train Station, Ikea and Rydon Lane Retail Park. Arranged over three floors the accommodation is light and spacious throughout and comprises to the ground floor entrance hall, cloakroom, dining room, kitchen/breakfast room and a conservatory. A living room enjoying views across the surrounding countryside is situated to the first floor as well as the master bedroom with ensuite shower room. Three further bedrooms and a family bathroom are located to the second floor. Outside the property enjoys a fully enclosed garden, single garage and driveway offering parking for two vehicles. Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale and highly recommend internal viewing.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100 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.

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.

naomi j ryan
estate agents





THINKING OF SELLING?

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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