



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

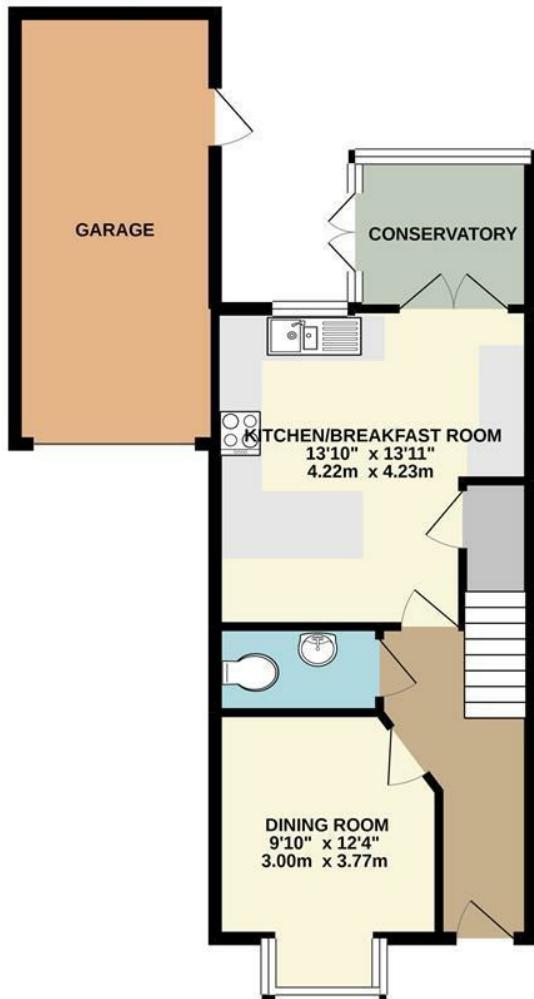


£320,000 Freehold

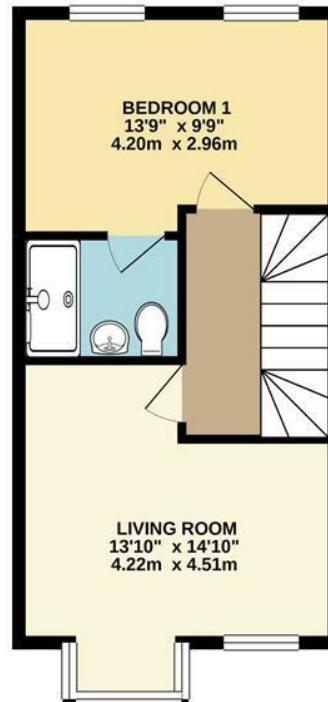
Jack Sadler Way,  
The Rydons, Exeter, EX2 7FP

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

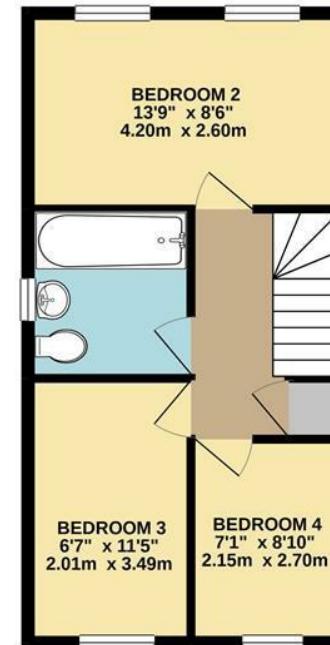
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## SUMMARY

A fantastic opportunity to acquire this well presented four bedroom semi detached townhouse located within the modern and popular residential area of The Rydons. 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.





THINKING OF SELLING?  
  
Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

