



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Electric Heating



Garage and
Shared Driveway



Front & Rear Gardens



Council Tax Band: D

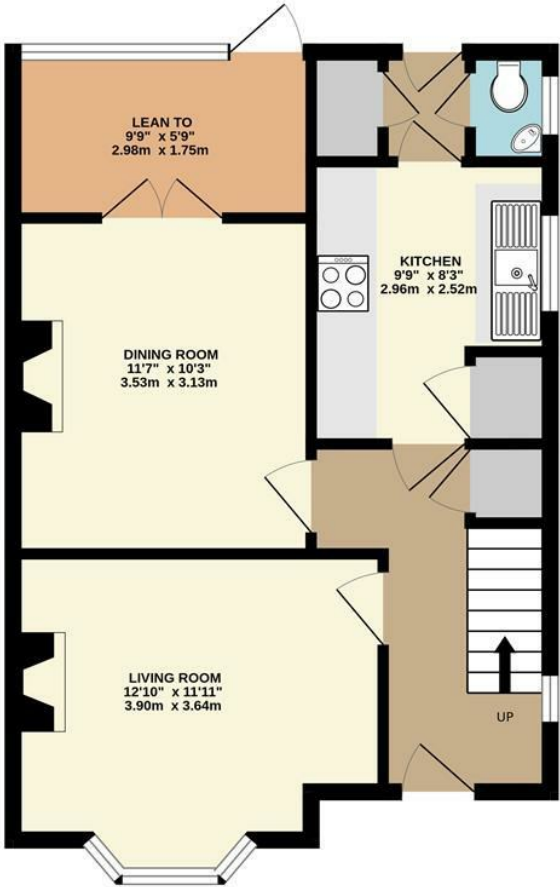
Guide: £350,000 Freehold

18 Avondale Road,

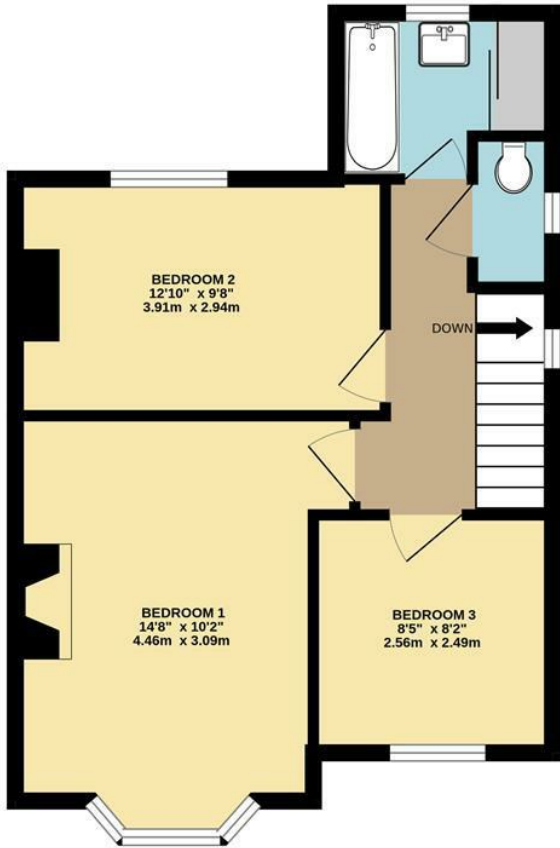
St Loyes, Exeter, EX2 5HE

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 spacious three-bedroom semi-detached house, situated within a small cul-de-sac and offering excellent scope for improvement. Being sold with no onward chain, the house is located within the highly desirable residential area of St Loyes, an excellent position for access to the Royal Devon and Exeter Hospital, Exeter's City Centre, the major road network surrounding the city and the wide range of shops and amenities on Heavitree Fore Street.

In need of modernisation throughout, the accommodation comprises entrance hall, living room with bay window and a fireplace, a separate dining room, lean-to/garden room, separate kitchen, ground-floor cloakroom, three good-sized bedrooms, and a first-floor bathroom. The property has retained some period features, including the stained glass windows in the hallway and front door.

Outside are mature gardens, providing great scope for any keen gardeners. The rear garden is enclosed and planted with a variety of mature shrubs and trees. The front garden has an established Magnolia tree as well as other mature shrubs, offering potential for further off-road parking (subject to any consents required).

A single garage is located at the rear of the house and accessed via a shared driveway.

Early internal viewing is highly recommended for this superb property.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains Water, Drainage and Electric.

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

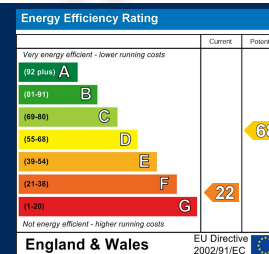
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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