



naomi j ryan  
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage and Driveway



Rear Garden



Council Tax Band: C

Guide Price

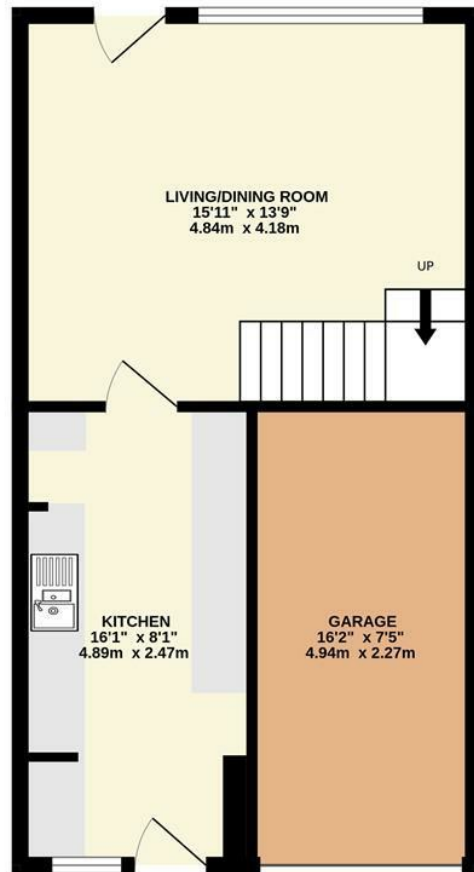
£260,000 - £270,000 Freehold

80 Whipton Village Road,

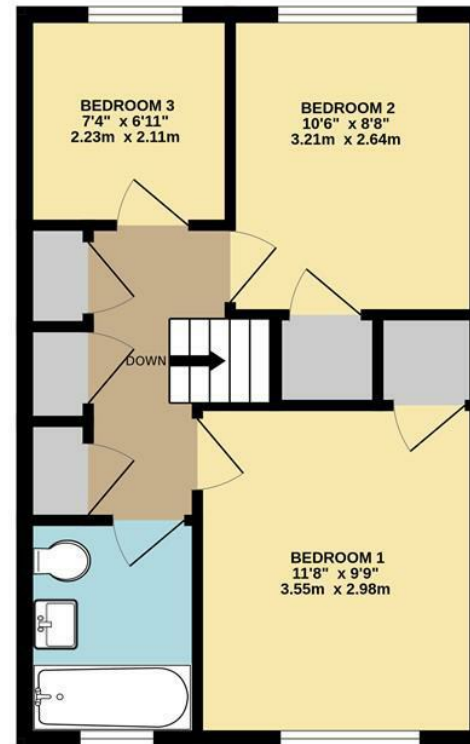
Whipton, Exeter, EX4 8AL

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

Guide Price £260,000 - £270,000:

A well-presented three-bedroom end-of-terrace house featuring a garage and off-road parking for two vehicles, situated in a highly convenient location for local amenities.

This property offers easy access to Exeter City Centre, supermarkets, Exeter Arena, and Ofsted Outstanding Nursery/Schools, along with nearby parks. The transport links are excellent, providing straightforward access to the M5, A38, and A30. Additionally, there are bus routes and train stations available, including Polsloe railway station, which offers excellent connections to Exeter Central, Digby & Sowton, Topsham, Exmouth stations, and Pinhoe station for national services to London. Furthermore, McColls Convenience Store with a Post Office Counter is conveniently located just around the corner on Pinhoe Road.

The accommodation features a modern kitchen equipped with a comprehensive range of wall and base units, and a spacious living/dining room overlooking the rear garden. On the first floor, there are three bedrooms (two with built-in wardrobes) and a bathroom. Additionally, there are three useful storage cupboards located on the first-floor landing.

Outside, there is an enclosed rear garden with a patio area that provides a lovely seating space. The remaining garden has decorative pebbles. A gate provides access to the side, which in turn provides access to the front of the house.

At the front of the house, there is a private driveway that provides off-road parking for up to two vehicles. The single garage is equipped with a remote control roller door, power, and light.

Early internal viewing is highly recommended.

### MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider: Sky.

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.





BRITISH PROPERTY AWARDS

2021  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2022  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2023  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2024  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

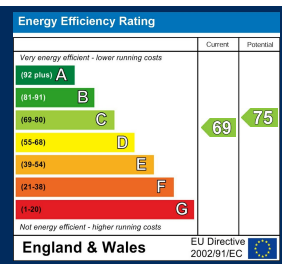
BRITISH PROPERTY AWARDS

2025  
★★★★★  
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