

naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Single Garage &
Driveway



Enclosed Landscaped
Garden



Council Tax Band: D

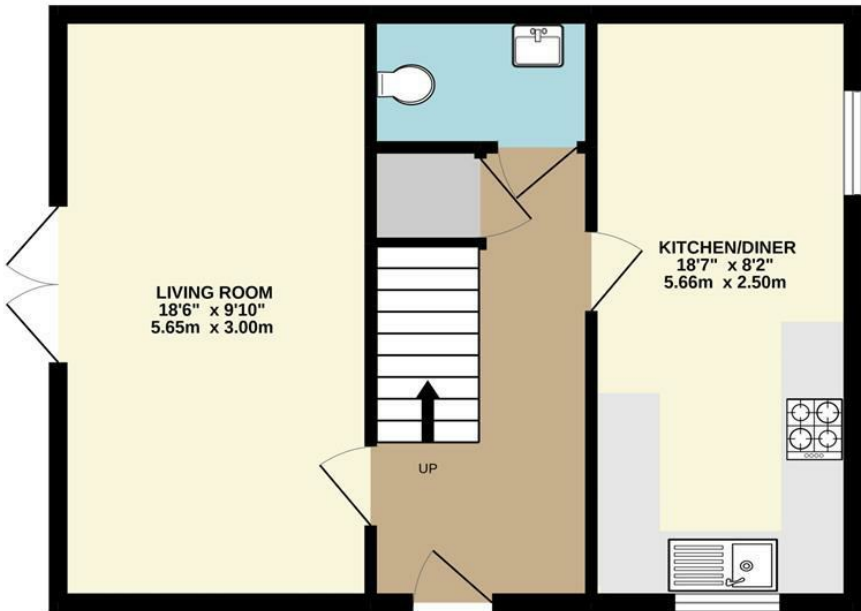
£370,000 Freehold

Somerville Crescent,

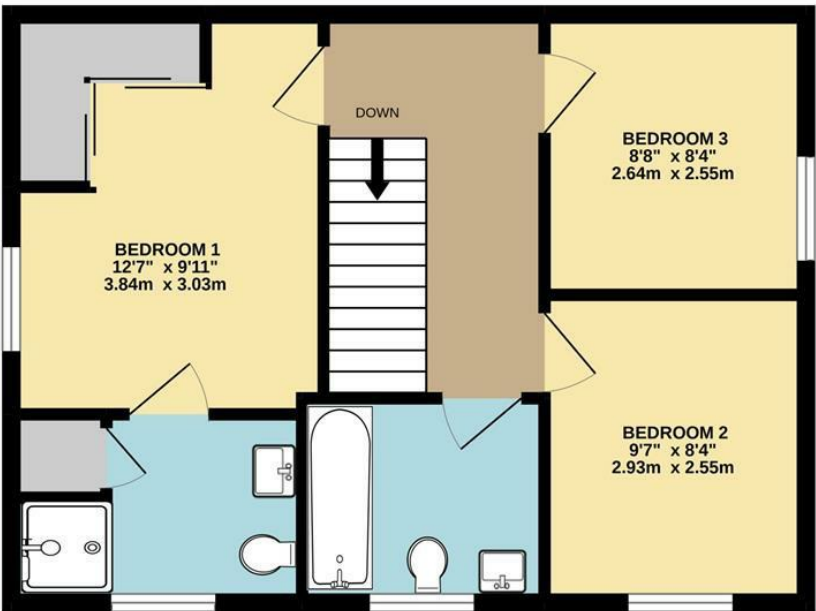
Greenacres, Exeter, EX2 7GD

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 modern and well presented three bedroom detached property offered for sale within an established and highly sought after residential area. Situated approximately 3 miles from Exeter's City Centre the property offers excellent access to the major road network surrounding the city, the picturesque town of Topsham and well regarded primary and secondary schools. Riverside walks, cycle routes and a regular bus service into the city are also within easy reach.

The accommodation is light and spacious throughout and comprises in brief entrance hall, living room with French doors opening out onto the garden, contemporary kitchen/diner and cloakroom to the ground floor. Three good sized bedrooms with master ensuite shower room and a family bathroom are located to the first floor. Further features include fitted wardrobes to the master bedroom and solar panels, installed by the current owners these can be transferred to the next owner.

Outside the property enjoys the use of a fully enclosed garden, landscaped with ease of maintenance in mind. Laid predominantly to patio and decorative stone chippings the garden offers a pleasant seating area. A gate to the side of the garden provides access to the driveway with off road parking for two vehicles and the single garage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for 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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1300 per calendar month, providing a gross rental yield of 4.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

AGENTS NOTE

Solar panels are installed and included within the sale of the property.



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THINKING OF SELLING?

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	82
(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



BRITISH
PROPERTY
AWARDS

2021



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.

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