



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage and  
Parking Space



Front & Rear Gardens Council Tax Band: C

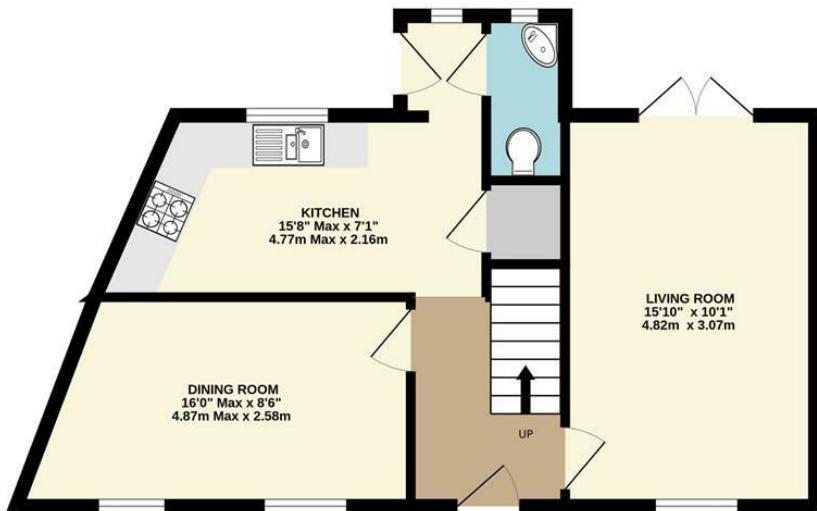


£340,000 Freehold

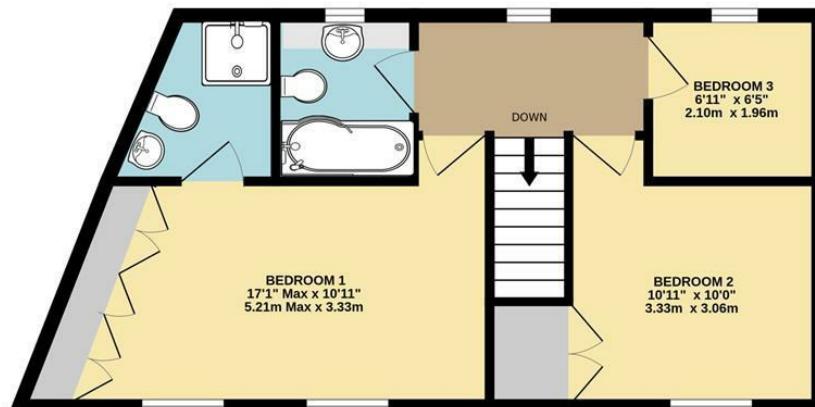
1 Royal Crescent,  
Kings Heath, Exeter, EX2 7QT

[www.naomijryan.co.uk](http://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 and beautifully presented three-bedroom house, located in this sought-after residential area, offering convenient access to an array of amenities. Nearby are Digby & Sowton Train Station, the highly regarded Clyst Heath Nursery & Community Primary School, and excellent road networks connecting the city.

Positioned in an elevated spot with an open outlook to the front, the property boasts generous living spaces. The accommodation includes an entrance hall, a dual-aspect living room with double doors opening to the rear garden, a separate dining room, a kitchen, and a ground-floor cloakroom. Upstairs, there are three well-proportioned bedrooms, the main bedroom featuring fitted wardrobes and an ensuite shower room. A separate bathroom is also accessed from the first-floor landing. There is potential to create a superb open-plan kitchen/dining room (subject to any consents and permissions required).

The exterior of the property is equally appealing, with well-maintained front and rear gardens. The rear garden has been thoughtfully designed for low maintenance with a south-westerly aspect, featuring a paved patio, decorative stone chippings, and borders planted with a variety of shrubs and plants. A gate conveniently provides rear access. The front garden is primarily laid to lawn, complemented by mature shrubs.

At the rear of the property, there is a single garage situated beneath a coach house, along with a parking space available in front for one vehicle. There is further on-street parking available (subject to availability).

An early internal viewing is highly recommended to fully appreciate what this property has to offer.

### MATERIAL INFORMATION

Construction notes: Brick.

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

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.



