



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Enclosed Rear Garden



Council Tax Band: C

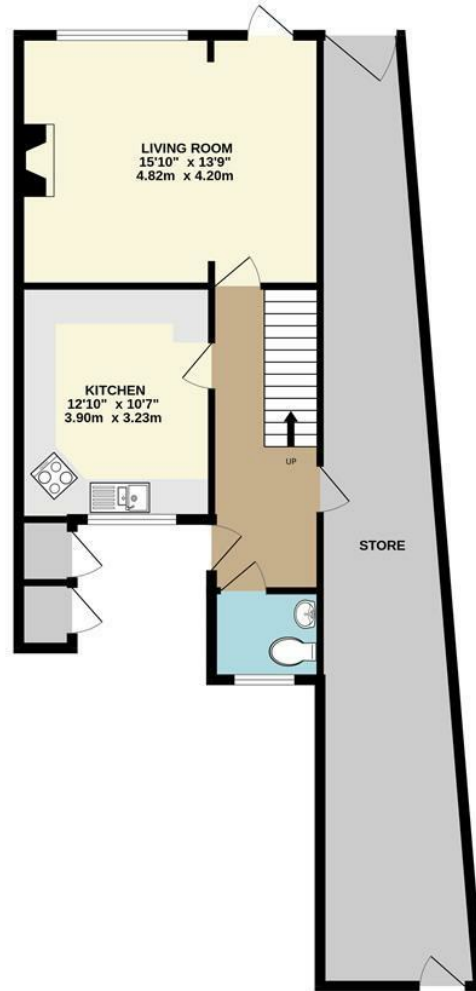
Guide: £280,000 Freehold

9 Manor Park,

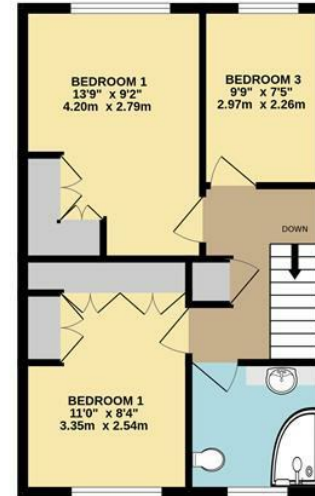
Clyst St. Mary, Exeter, EX5 1BW

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A generously sized three-bedroom end-of-terrace house available for sale with no onward chain.

Situated in the highly desirable village of Clyst St Mary, this property is located just 4 miles east of the Cathedral City of Exeter. Clyst St Mary provides excellent access to the M5 and A30. The village features its own primary school, a convenience store, and a pub, The Half Moon Inn.

The accommodation includes an entrance hall, a ground-floor cloakroom, a kitchen equipped with a comprehensive range of wall and base units, a spacious living/dining room, three bedrooms, and a modern shower room on the first floor.

Externally, there is a well-kept and enclosed rear garden, which is laid to lawn. Adjacent to the house is a practical store room with power and light, offering additional storage space. There are entrances at both the front and rear of the property.

At the front of the house, a private driveway provides off-road parking. Additionally, there are two useful store cupboards, one of which is plumbed for a washing machine. Directly opposite the house is a small strip of ground laid to lawn (beside the pavement).

Early internal viewing is highly recommended.

SOLAR PANELS

Solar Panels are installed at the property and are owned outright.

MATERIAL INFORMATION

Construction notes: Brick.

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

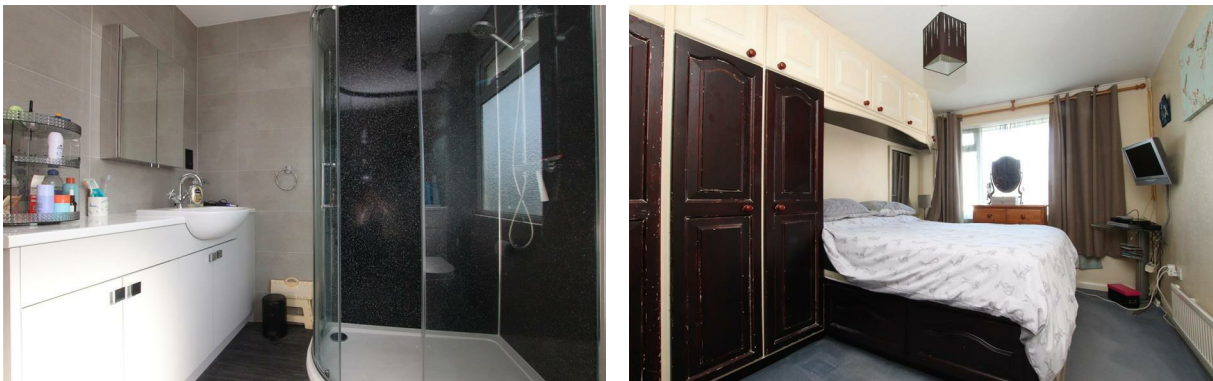
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

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.

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

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