



naomi j ryan
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: E

Guide: £425,000 Freehold

43 West Garth Road,

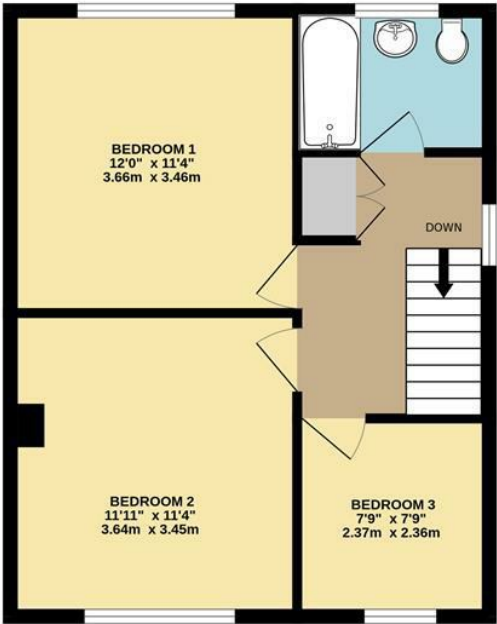
Cowley, Exeter, EX4 5AJ

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 light and spacious three-bedroom detached house with superb views across Exeter and the countryside in the distance. Located within the popular residential area of Cowley, on the northern outskirts of the city, and within two miles of the city centre the property enjoys convenient access to a regular bus service, a well-stocked farm shop and St David's mainline railway station (Exeter to Paddington).

This superb property offers generously proportioned rooms throughout and comprises entrance porch, hallway, open plan and dual aspect living/dining room, conservatory, modern kitchen, utility area, modern ground floor shower room, three good-sized bedrooms, and a first-floor bathroom.

Outside is a delightful enclosed rear garden, laid to lawn with a paved patio area. The garden is planted with trees and shrubs including an established magnolia tree, pear tree, and two rhododendrons. A garden shed provides useful storage space and a gate gives access to the front of the house. To the front of the house is a private driveway and area of stone chippings, providing additional off-road parking. A further area of the garden is laid to lawn with planted borders. A single garage with up and over door and window to the side provides additional off-road parking.

Early internal viewing is highly recommended for this superb house.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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

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IN EXETER



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2022

★★★★★

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BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2024

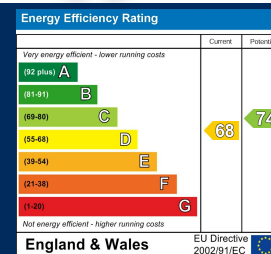
★★★★★

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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