



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Front & Rear Gardens

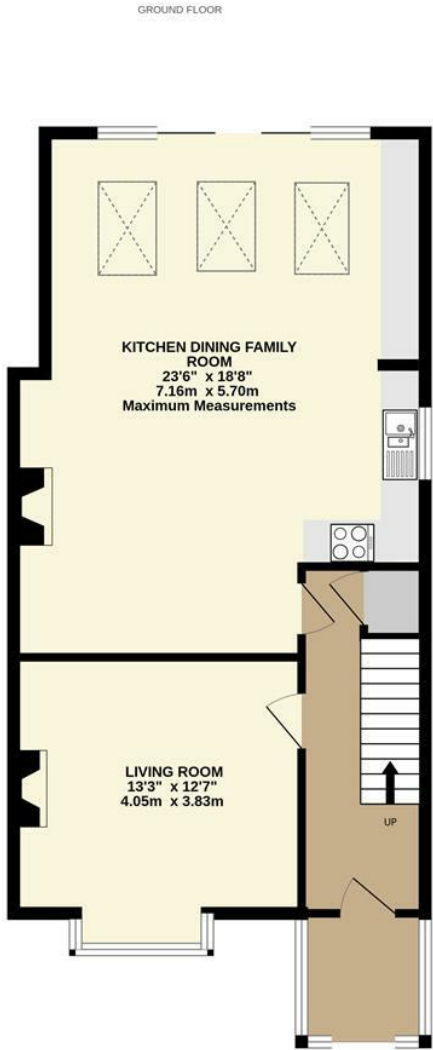


Council Tax Band: D

£475,000 Freehold

23 Nicholas Road,
Heavitree, Exeter, Devon, EX1 3AT

www.naomijryan.co.uk



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

This beautifully presented and extended 1930's semi-detached family home features three bedrooms and is situated on a highly desirable road in Heavitree, being offered for sale with no onward chain.

The property boasts excellent proximity to (including views of) Heavitree Park and is conveniently located near well-regarded primary and secondary schools, The Royal Devon & Exeter Hospital, and a variety of independent shops, cafes, and amenities along Heavitree Fore Street. Heavitree Park is a stone's throw from the property, providing a range of leisure activities and the Park Life Community Cafe.

The accommodation includes an entrance porch, a hallway with a practical understairs storage cupboard, and a living room featuring a bay window at the front. At the rear of the property, there is an outstanding open-plan kitchen/dining/family room with underfloor heating. This bright area is ideal for entertaining and dining. The kitchen is equipped with a modern range of white high-gloss wall and base units, along with integrated appliances including a fridge/freezer and dishwasher. Double doors lead out to the rear garden.

On the first floor, there are three spacious bedrooms, two of which come with fitted wardrobes. The front bedrooms offer magnificent views of Heavitree Park. A modern bathroom with a shower over the bath and underfloor heating completes the first-floor accommodation.

Outside, the enclosed rear garden features a timber-decked seating area, with a section of the garden covered with artificial grass for low maintenance. A patio area provides additional seating space. There are raised beds made from timber sleepers, planted with a variety of seasonal shrubs and plants. A side gate provides access to the private driveway beside the house, allowing for off-road parking in front of the single garage. The front garden is laid with decorative stone chippings and a selection of shrubs.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage.

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

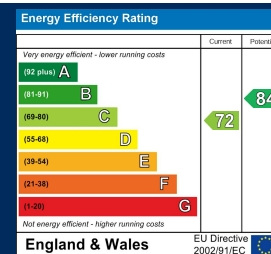
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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.



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