



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking  
Space



Enclosed Rear Garden



Council Tax Band: B

£220,000 Freehold

8 Kingswood Close,

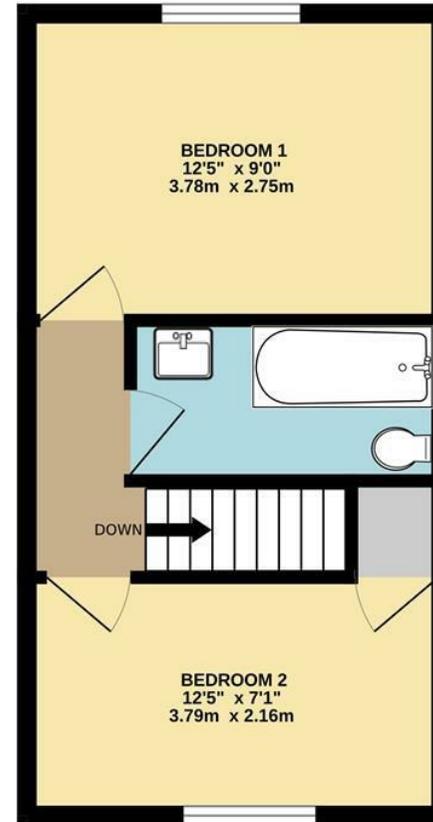
Exwick, Exeter, EX4 2PB

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR





## SUMMARY

Offered to the market with NO ONWARD CHAIN this well presented property boasts a brand new kitchen, new carpets to the living room, stairs and landing, a charming rear garden and a parking space. The property occupies a pleasant position towards the end of pedestrian walk way within this established residential area and offers convenient access to local amenities and St David's Train Station.

The accommodation is light and spacious comprising in brief, entrance hall, living room with sliding doors onto the rear garden and a kitchen fitted with a range of stylish navy units and contemporary work tops. The kitchen also features a newly fitted oven, hob and extractor hood. To the first floor are two good-sized bedrooms and a bathroom fitted with a modern suite.

Outside, the property boasts a delightful rear garden designed for easy maintenance. An allocated parking space is situated just beyond the rear garden.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Electric

Utilities: Connected to mains Electric, Water & 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.





BRITISH PROPERTY AWARDS

2021  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2022  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2023  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2024  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2025  
★★★★★  
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.

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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