



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



EON District Heating 2 Allocated Parking  
Spaces



Rear Garden



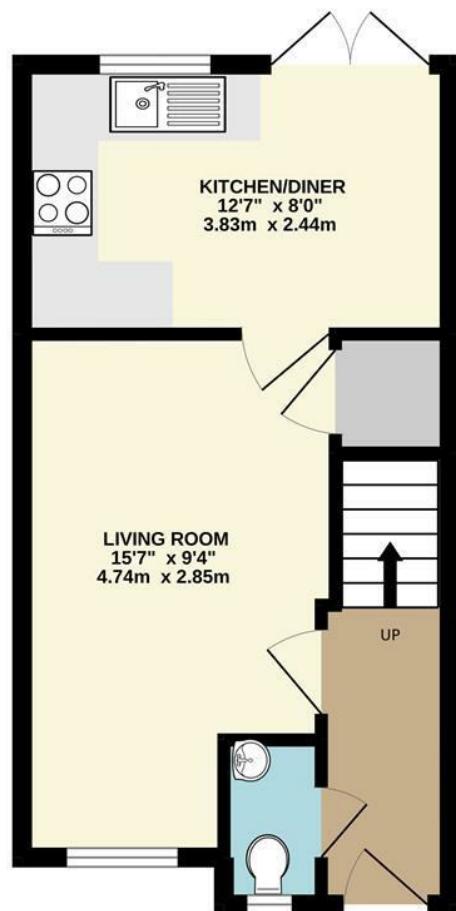
Council Tax Band: C

**£260,000 Freehold**

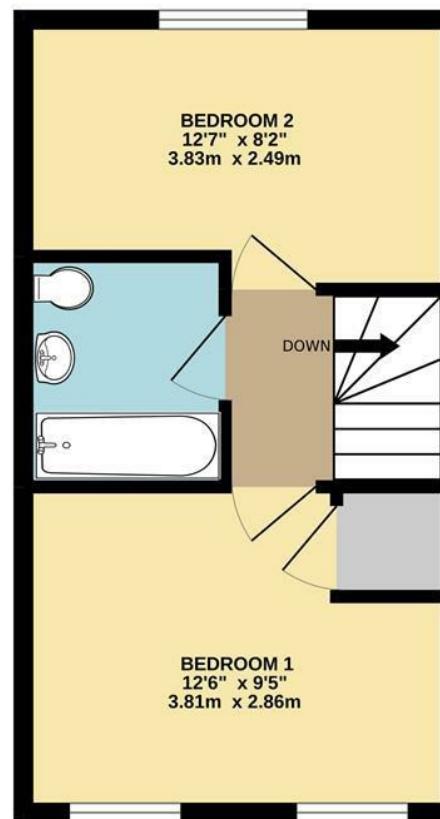
Myrtlebury Way,  
Hill Barton, Exeter, EX1 3GA

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

A well-presented two-bedroom house located on the newly built development of Hill Barton Vale. The property offers excellent access to local amenities including Sowton industrial estate, the MET office, City Centre, and major transport links surrounding the city including Junction 29 of the M5 motorway.

The accommodation comprises entrance hall, ground floor cloakroom, living room, kitchen/dining room, two double bedrooms, bathroom, and district heating. Outside is a delightful enclosed rear garden with paved patio area providing a pleasant seating area, and lawn area with mature shrubs. The property has two allocated parking spaces (in a tandem style).

Early internal viewing is highly recommended.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 5.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## 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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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	98
(81-91) B	84
(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

