



naomi j ryan  
estate agents



End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Garage



Gardens to Front, Side, Council Tax Band: B and Rear



**£245,000 Freehold**

3 Meadowbrook Close,  
Exwick, Exeter, EX4 2NN

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

A generously sized two-bedroom end-of-terrace house situated on a spacious corner plot, featuring gardens on three sides. The property presents an opportunity to extend the accommodation, subject to obtaining any necessary consents.

Nestled in this established residential neighbourhood, the property is conveniently located for public transport, being on a regular bus route and within walking distance of St David's mainline railway station.

The accommodation includes an entrance hall, a modern fitted kitchen, a spacious living/dining room, a conservatory, two double bedrooms, and a shower room on the first floor.

At the rear of the house, there is an enclosed and well-maintained garden. A paved patio offers a delightful seating area and extends around to the side of the house, providing space for two practical storage sheds. Part of the rear garden is laid to lawn, complemented by planted borders and a fish pond. There is side access leading to the front of the house and a door that opens into the rear of the single garage. The detached garage has been divided to function as a home gym. Additionally, there is a parking space in front of the garage for one vehicle. The front garden is well-stocked with a variety of shrubs and plants, offering a pleasant tree-lined view.

Early internal viewing is highly recommended.

## 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>

## AGENTS NOTE

Solar panels are installed on the roof and are owned outright.

## 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.



