



naomi j ryan
estate agents



Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

Guide Price:

£350,000 - £375,000 Freehold

10 Myrtlebury Way,

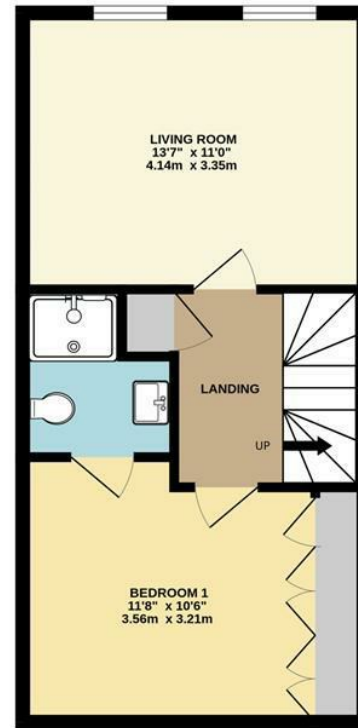
Rougemont Park, Exeter, EX1 3GA

www.naomijryan.co.uk

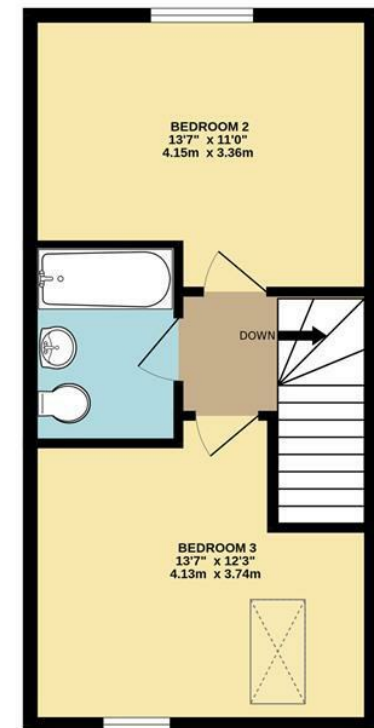
GROUND FLOOR



1ST FLOOR



2ND 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

Guide Price £350,000 - £375,000:

A beautifully presented and spacious townhouse featuring three double bedrooms, situated in the popular Rougemont Park development, just off Hill Barton Road.

Conveniently located for easy access to major road networks and local amenities, this property provides excellent access to Sowton Industrial Estate, the MET office, the City Centre, and major transport links surrounding the city, including Junction 29 of the M5 motorway.

The property offers adaptable accommodation spread over three floors, comprising an entrance hall, a ground-floor cloakroom, a utility cupboard with plumbing for a washing machine, a study, and an impressive open-plan modern kitchen/dining/family room with double doors leading to the rear garden. The first floor features a spacious living room with a pleasant view of the rear garden, along with a double bedroom that includes fitted wardrobes and an ensuite shower room. The second floor comprises two additional double bedrooms and a bathroom.

Externally, there is a generous enclosed rear garden, extending behind the single garage. The garden is predominantly laid to lawn, complemented by established shrubs and planted borders.

A single garage, equipped with power and light, is positioned to the side of the house, with a private driveway providing additional parking and an Electric Vehicle charging point.

Early internal viewing is strongly encouraged.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, gas, water, and drainage. Current broadband provider: BT.

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>

ESTATE MANAGEMENT CHARGE

£250 Per Annum.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	88
(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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