



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit
Required



Courtyard Garden



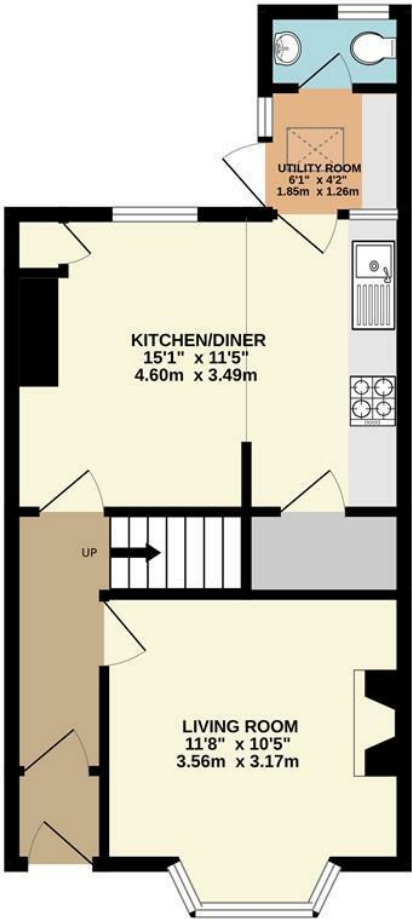
Council Tax Band: B

Offers Over £300,000

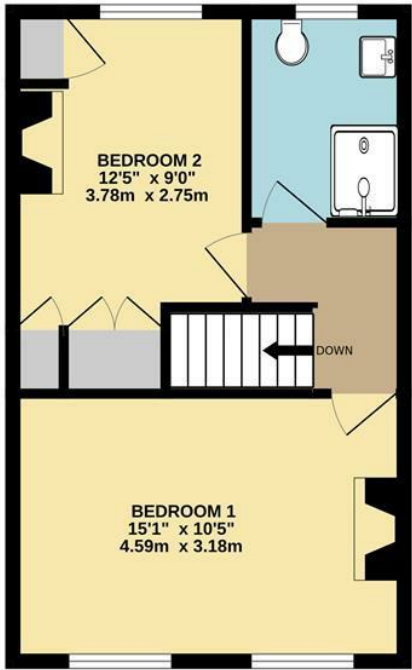
30 Stuart Road,
Heavitree, Exeter, EX1 2SZ

www.naomijryan.co.uk

GROUND FLOOR



1ST 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

Set in the heart of Heavitree, this characterful two-bedroom period terraced home offers an appealing combination of charm, comfort, and convenience. Situated in this highly desirable and popular residential area, this property offers convenient access to well-regarded primary and secondary schools, The Royal Devon & Exeter Hospital, and a diverse selection of independent shops, cafes, and amenities on Heavitree Fore Street. Additionally, the well-known Heavitree Pleasure Ground is nearby, offering a range of leisure activities and the Park Life Community Cafe.

The property boasts spacious accommodation throughout, including an entrance porch, hall and bay-fronted living room featuring a charming fireplace and wood-burning stove. To the rear, an open-plan kitchen/dining room with a walk-in pantry provides a sociable and practical space with views across the garden, complemented by a useful utility area and a ground-floor WC. The first floor offers two well-proportioned bedrooms accompanied by a contemporary shower room. Outside, the property enjoys a delightful courtyard garden with a pleasant seating area and rear access.

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: Gas Central Heating

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>

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.



