

naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage



Rear Garden



Council Tax Band: B

£235,000 Freehold

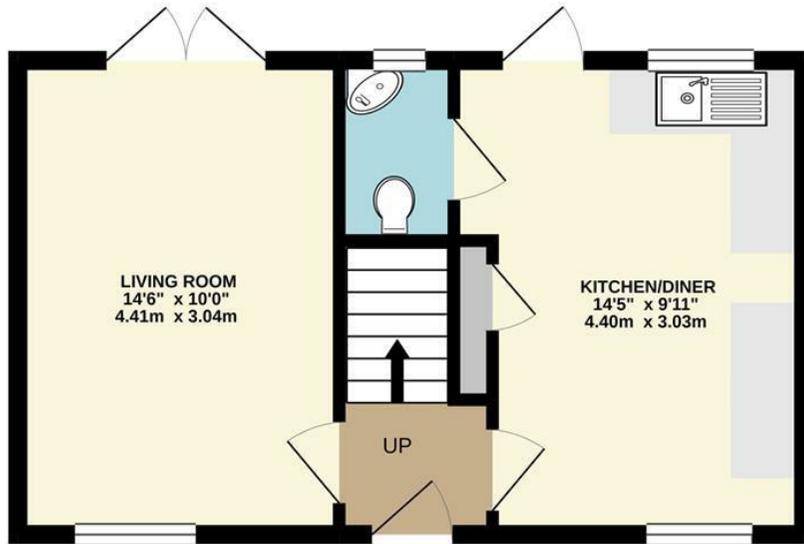


Coburg Green,

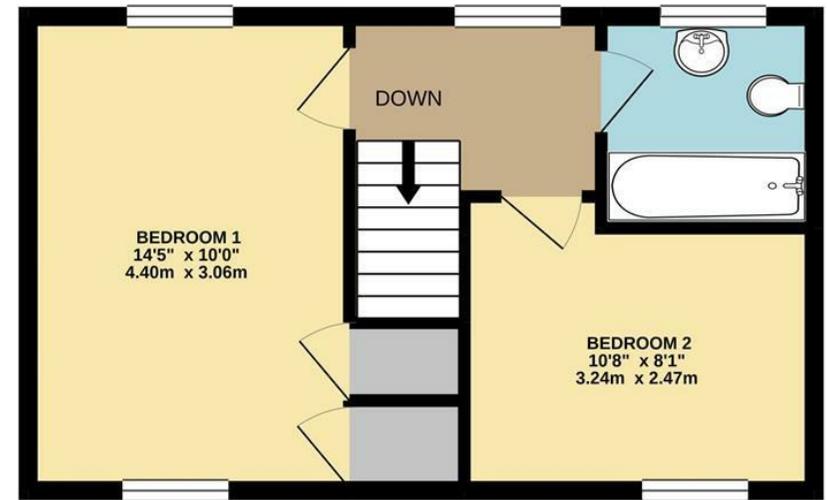
Kings Heath, Exeter, EX2 7PZ

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

A rare opportunity to acquire this spacious two bedroom property enjoying a delightful open outlook to the front across local green amenity space. Located within the heart of Kings Heath the property offers fantastic access to Digby & Sowton Train Station and Park & Ride Service. Well regarded primary & secondary schools are within easy reach as are links to the major road network surrounding the city.

The light and spacious accommodation comprises in brief entrance hall, dual aspect living room with French doors onto the garden, modern kitchen/diner and a cloakroom to the ground floor. Two good sized bedrooms and a bathroom are situated to first floor. Outside the property enjoys the use of a generous and fully enclosed rear garden. A gate offers pedestrian access to a single garage located directly behind the property.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing.

### 360 VIRTUAL TOUR

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

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £895 per calendar month, providing a gross rental yield of 4.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



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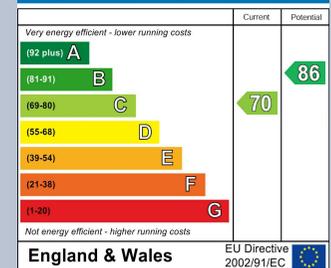


## THINKING OF SELLING?

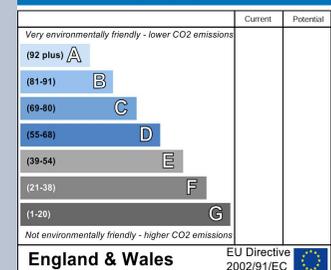
Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email

[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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.

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