



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage & Driveway



Landscaped Gardens



Council Tax Band: D

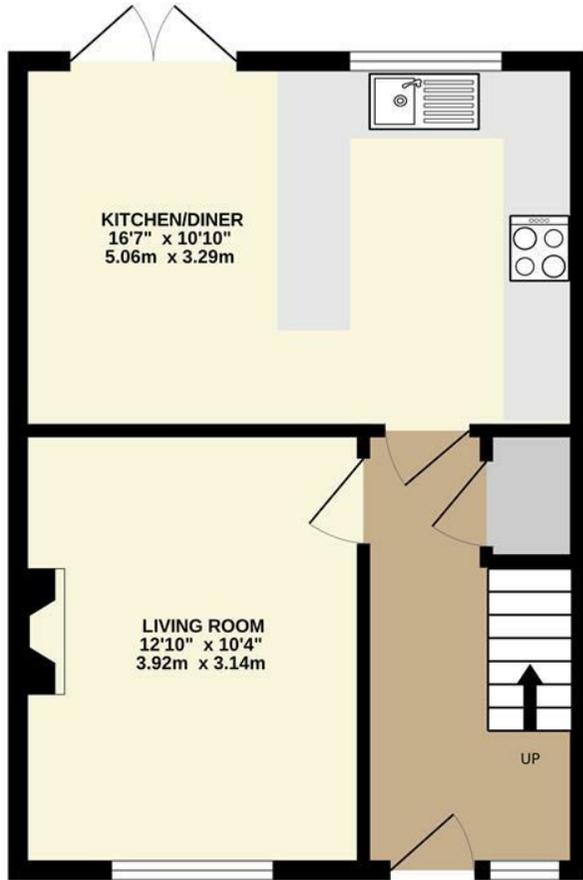
£379,950 Freehold



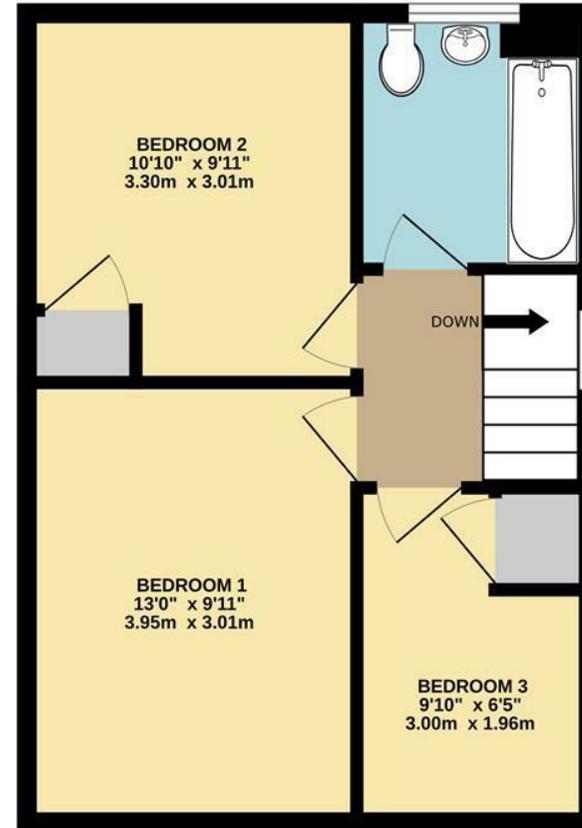
Swallowfield Road,
Countess Wear, Exeter, EX2 6JD

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GROUND FLOOR



1ST FLOOR





SUMMARY

A superbly presented three bedroom semi detached home located in this highly sought after residential area. The property offers excellent access into the City Centre, to local schools and commuter links and is in a superb position for riverside walks and cycle routes.

The property has been beautifully maintained and modernised by the existing owners and offers light and spacious accommodation throughout with a contemporary feel. In brief the accommodation to the ground floor comprises entrance hall, living room with feature wood burning stove and a kitchen/diner with integrated appliances and French doors opening out onto the rear garden. Three good sized bedrooms and a bathroom fitted with a modern suite are situated to the first floor. Outside the property enjoys both front and rear gardens. The rear garden is landscaped and laid out across three tiers offering areas of patio, lawn and shrub/flower borders. Double gates at the side of the property allow vehicular access to the single garage from the driveway.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home to the market for sale and highly recommend internal viewing.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

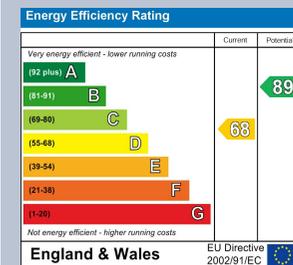
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





THINKING OF SELLING?

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no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



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2022



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ESTATE AGENT
IN EXETER

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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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