



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: E

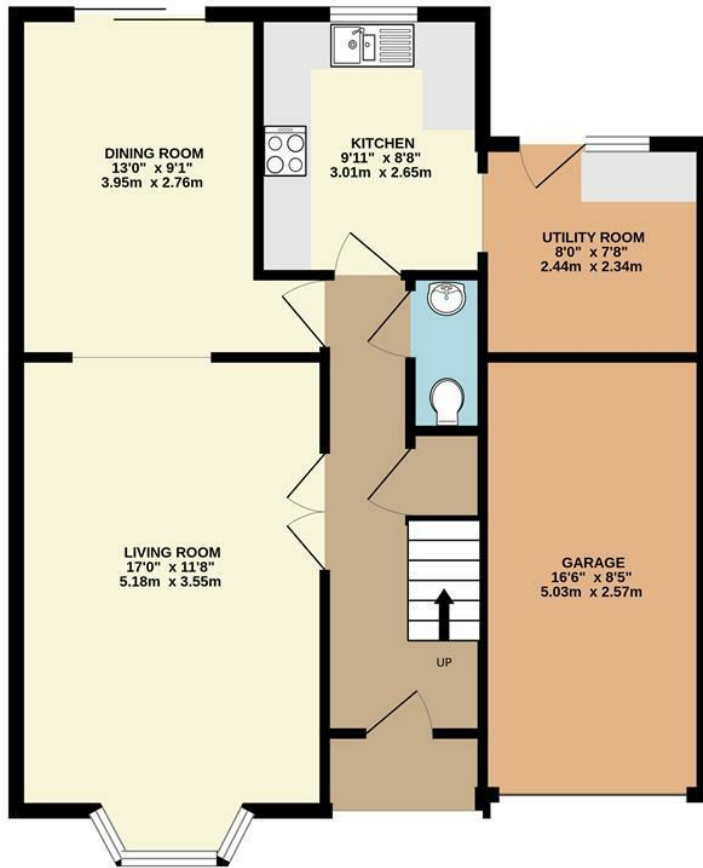
Guide: £425,000 Freehold

12 Knights Crescent,

Clyst Heath, Exeter, EX2 7TG

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 spacious four-bedroom detached home located in the highly sought-after area of Knights Crescent. Requiring modernisation, the property offers excellent access to local amenities and major transport links, including the M5, Digby & Sowton railway station, and the RD&E hospital park-and-ride.

Situated within a small cul-de-sac, this home presents a fantastic opportunity for buyers to update and personalise. The accommodation comprises an entrance hall, ground-floor cloakroom, and a generous open-plan living/dining room featuring a bay window to the front and patio doors opening onto the rear garden. There is also a separate kitchen and utility area. Upstairs, there are four well-proportioned bedrooms, an en-suite shower room, and a family bathroom.

The rear garden is well established, mainly laid to lawn with mature, well-stocked beds and borders, and a variety of shrubs. Additional features include a greenhouse, side access to the front, and a door leading into the garage.

To the front, there is a private driveway providing off-road parking in front of the single garage. The front garden is paved and complemented by a range of planted shrubs.

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>

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.





BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

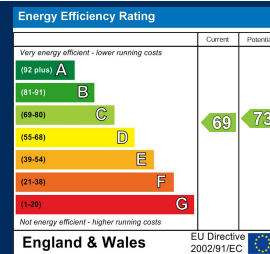
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 GOLD WINNER 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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