



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private  
Driveway



Enclosed Rear Garden Council Tax Band: D



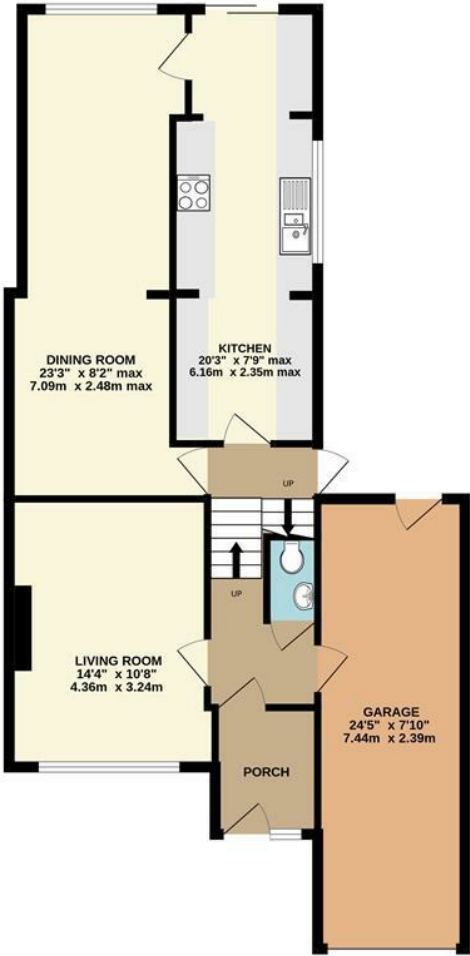
Offers Over £400,000 Freehold



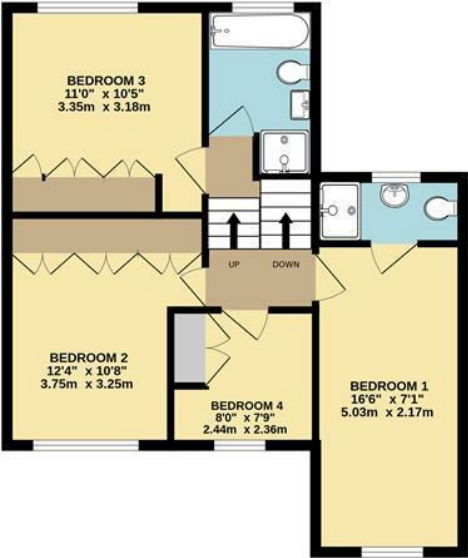
Quarry Lane,  
Broadfields, Exeter, EX2 5PP

[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 superb four-bedroom extended semi-detached house presented in excellent decorative order throughout and located within the popular and well-established residential area of Broadfields. This highly desirable area offers convenient access to a regular bus service, well-regarded schools, City Centre, and the major road network surrounding the city. The property enjoys an elevated position with a superb open aspect at the rear which offers far-reaching views across the surrounding cityscape.

Extended on the ground floor, the property offers split-level and versatile living accommodation comprising entrance porch, hallway, ground-floor cloakroom, living room, spacious dining room with seating area, and a superb extended kitchen, fitted with a comprehensive range of units with views across Exeter to the side. There are four good-sized bedrooms, one with an ensuite shower room, and three with fitted wardrobes. There is also a modern bathroom with a separate shower.

Outside is a well-maintained and enclosed rear garden which has a southerly aspect, with a paved patio providing a pleasant seating area. The garden is laid to lawn with stone chipping borders. Area area to the side provides a useful space for a garden shed. There is rear access to the extended single garage. To the front of the house is a brick-paved driveway providing off-road parking in front of the single garage. The garage has power and light.

Early internal viewing is highly recommended.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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	73	
	EU Directive 2002/91/EC	

