



naomi j ryan  
estate agents



Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Permit Parking



Enclosed Rear Garden Council Tax Band: C

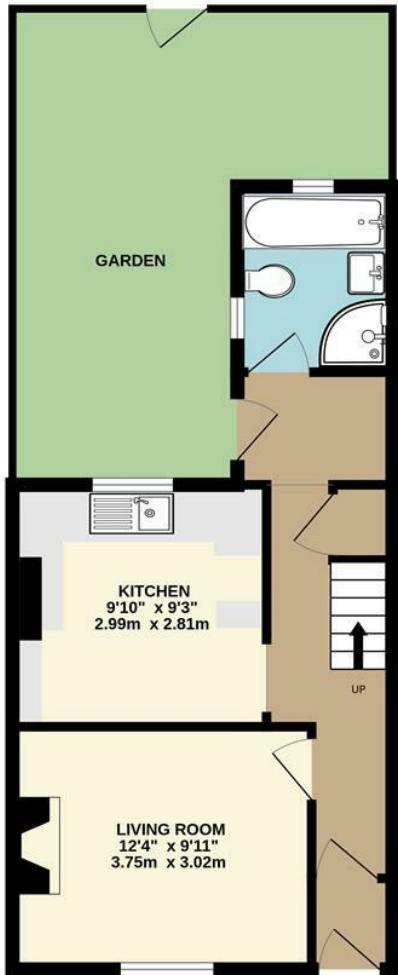


Offers Over £230,000 Freehold

30 East John Walk,  
Newtown, Exeter, EX1 2EP

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

A superb two-bedroom house with a modern fitted kitchen, occupying a highly convenient position in the heart of Newtown. The property is being sold with no onward chain and enjoys convenient access to the RD&E Hospital, St Luke's Campus, City Centre, Waitrose and the recently opened St Sidwells Point Leisure Centre.

In need of some cosmetic updating, the accommodation comprises entrance porch, hallway, living room, modern fitted kitchen, ground floor bathroom with a separate shower, and two double bedrooms.

Outside is an enclosed courtyard garden with gated access to the rear.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes:

Utilities:

**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.

## LETTINGS POTENTIAL

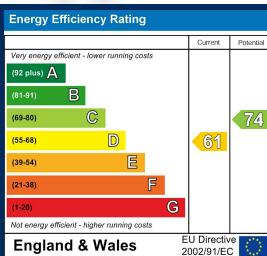
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1050 per calendar month, providing a gross rental yield of 5.25%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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