

naomi j ryan
estate agents

Mid Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Garage

Front & Rear Gardens

Council Tax Band: C

£250,000 Freehold

95 Wentworth Gardens,

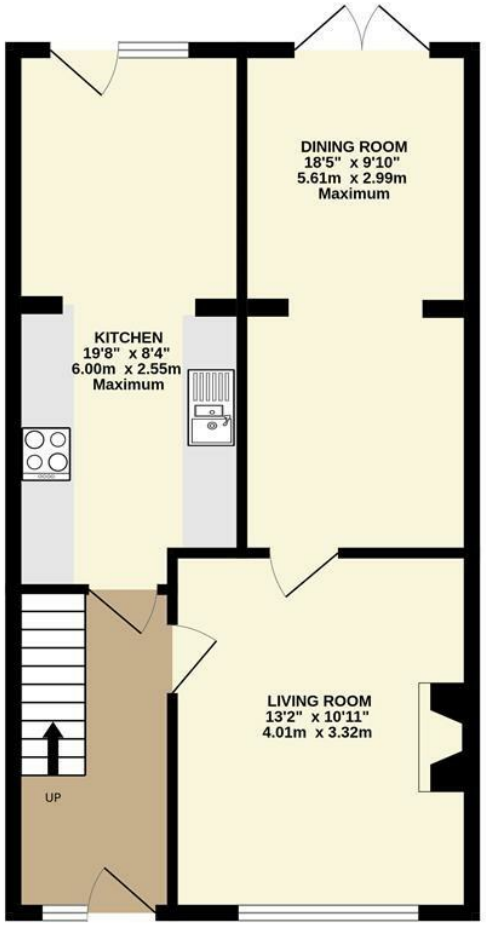
St Thomas, Exeter, EX4 1NQ

www.naomijryan.co.uk

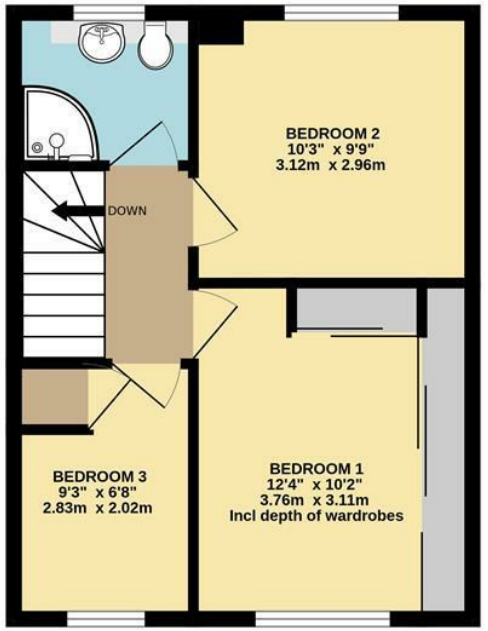
95 Wentworth Gardens, St Thomas, Exeter, EX4 1NQ

£250,000 Freehold

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 well presented and extended three-bedroom home, offered for sale with no onward chain and enjoying far-reaching views across Exeter. Situated in the highly sought-after area of Higher St Thomas, the property is conveniently located for a wide range of local amenities, including shops, supermarkets, cafés, pubs, schools, healthcare facilities, and regular public transport links. St Thomas Railway Station provides easy access to Exeter city centre and beyond, while nearby riverside walks and cycle routes offer excellent opportunities for outdoor recreation.

Requiring some cosmetic updating, the property offers spacious and versatile accommodation and has been enhanced by a ground floor extension. The accommodation comprises an entrance hall, comfortable living room, separate dining room, and an extended kitchen/breakfast room. To the first floor are three well-proportioned bedrooms and a shower room.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, being predominantly paved throughout. A rear gate provides access to the parking area, where the property benefits from a single garage. To the front, the garden is attractively laid with decorative stone chippings, creating a neat and low-maintenance approach.

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.







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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

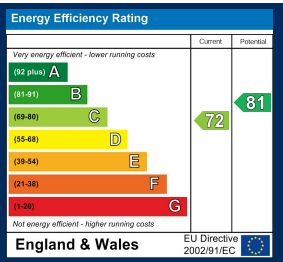
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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