

naomi j ryan
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Enclosed Rear Garden



Council Tax Band:

Guide: £265,000 Freehold

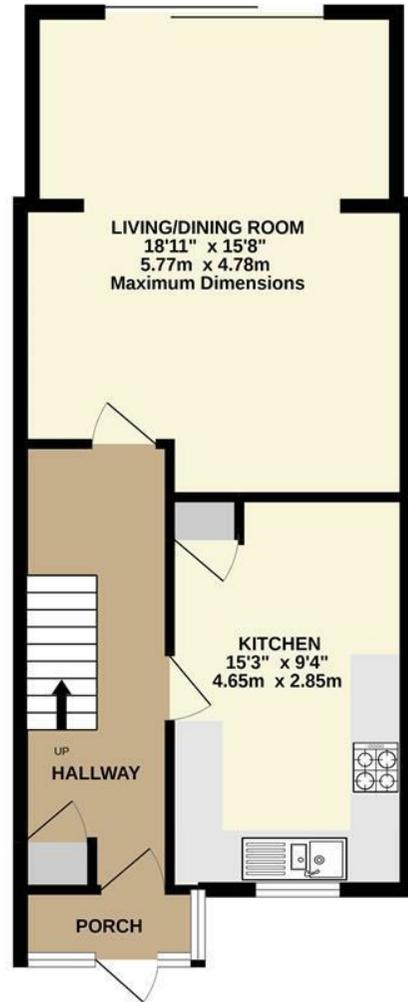


Chanter Court,

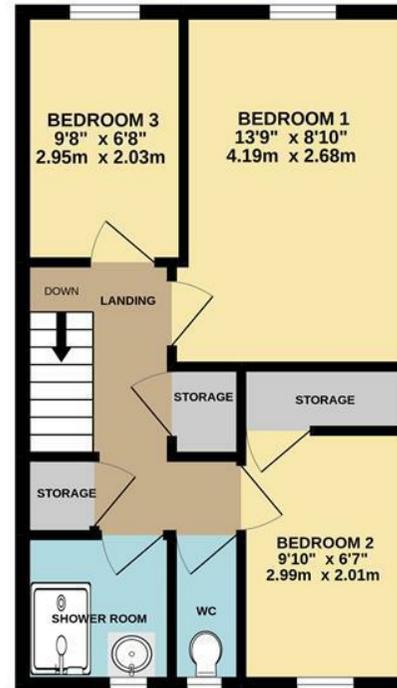
Bishop Westall Road, Exeter, EX2 6NH

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A well-presented and extended three-bedroom house with allocated parking space, situated in the popular residential area of Countess Wear. The property is conveniently located for access to the City Centre, and major road links including the M5 and A30.

The property is being sold with no onward chain and has undergone considerable improvement by the current owners with the replacement of the kitchen, shower room, and separate cloakroom. The spacious accommodation comprises entrance hall, modern kitchen/breakfast room with hi-gloss soft close units, integrated oven, slimline dishwasher, and gas hob. The kitchen has a built-in corner seating area with integrated storage space in the base of the seats. The living/dining room has been extended to provide a superb spacious reception room with direct access to the rear garden. On the first floor are three bedrooms, a modern shower room, and a separate WC. There are three separate storage cupboards on the first floor.

Outside the property has a low maintenance and enclosed rear garden, laid to paving and providing a pleasant seating area. A useful garden shed is included in the sale of the property. A gate provides pedestrian access to the rear of the property.

To the front of the property is a residents parking area where the property has one allocated parking space.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view online.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200 per calendar month, providing a gross rental yield of 5.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

360 VIRTUAL TOUR

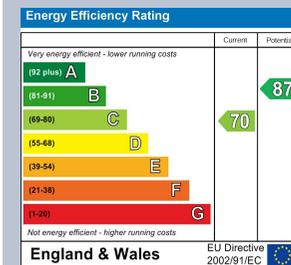
A 360 degree Virtual Tour is available to view on our web site.





THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



BRITISH
PROPERTY
AWARDS

2021



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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283

e . enquiries@naomijryan.co.uk

www.naomijryan.co.uk
company registration number 6693899