



naomi j ryan  
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking  
Space



Enclosed Rear Garden Council Tax Band: B

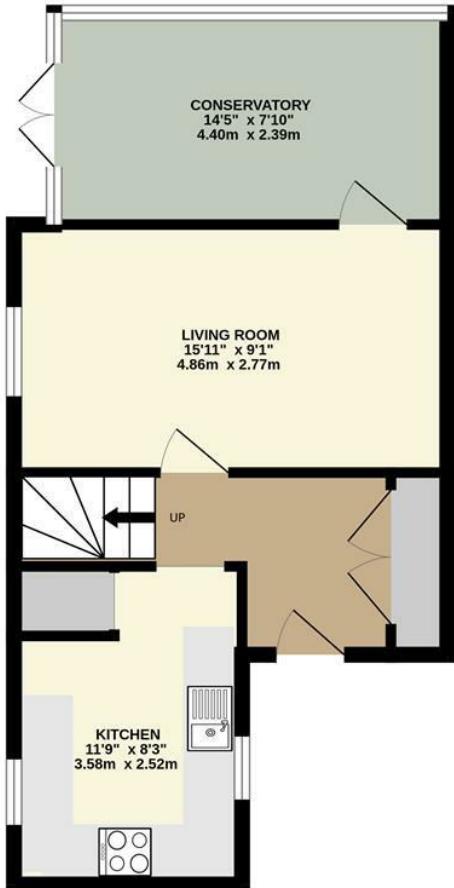


£190,000 Freehold

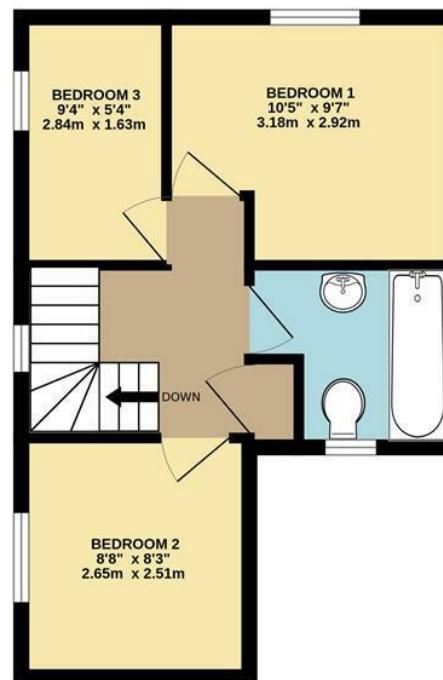
244 Farm Hill,  
Exwick, Exeter, EX4 2ND

[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 inaccuracy. These plans 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 three-bedroom terraced house with a conservatory and an allocated parking space. Being sold with no onward chain, the property is situated in this established residential area, well positioned for public transport links, on a regular bus route, and within walking distance of St David's mainline railway station.

In need of cosmetic improvement throughout, the accommodation comprises an entrance hall with a useful storage cupboard, a dual-aspect kitchen, a spacious living room, a conservatory, three bedrooms and a first-floor bathroom.

Outside is a tiered rear garden in need of landscaping. There are views from the top tier across the surrounding area.

The property has one allocated parking space.

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.

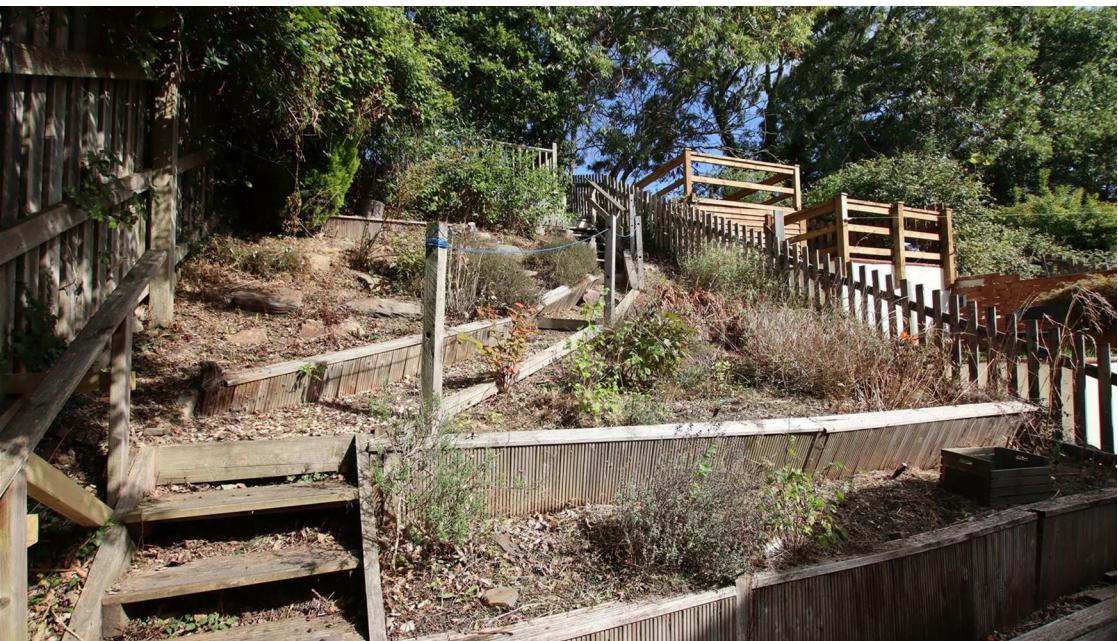
## REFERRAL FEE DISCLOSURE

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.

## LETTINGS POTENTIAL

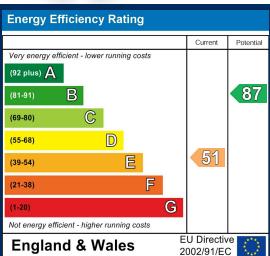
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100 per calendar month, providing a gross rental yield of 6.6%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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