naomi j ryan
estate agents

Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Electric Heating

Garage and Driveway

Enclosed Rear Garden

Council Tax Band: C

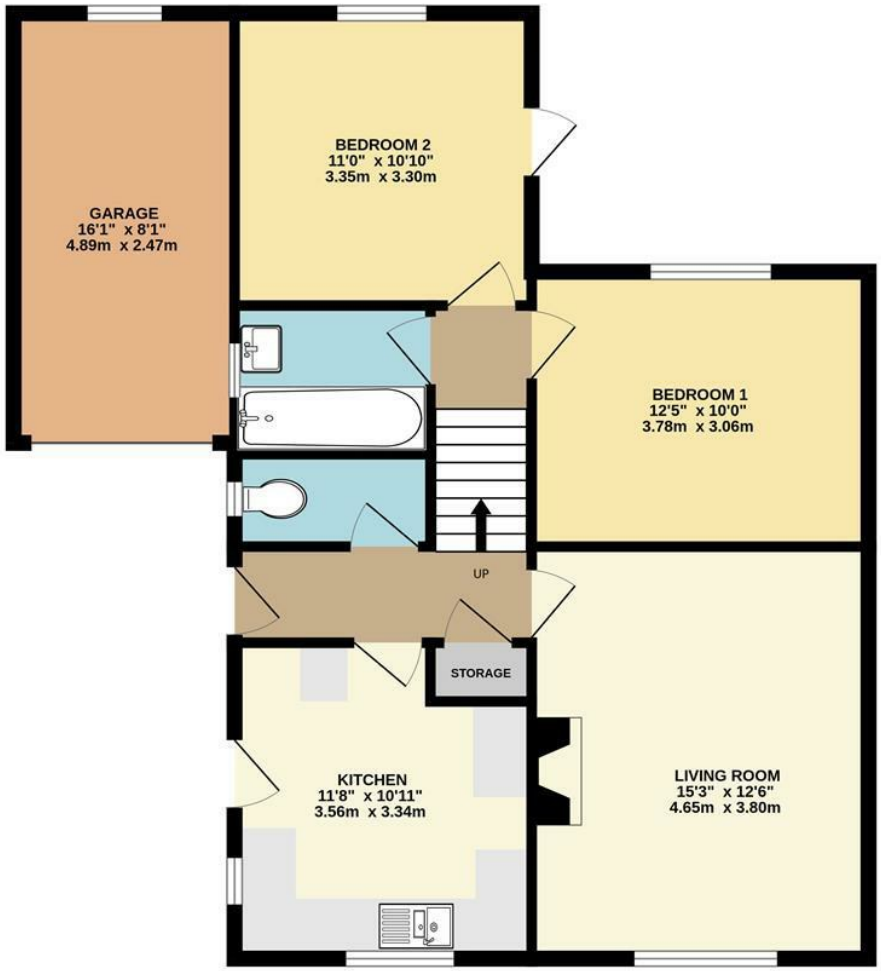
Offers Over £270,000 Freehold

29 Lonsdale Road,

Heavitree, Exeter, EX1 3DP

www.naomijryan.co.uk

GROUND 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 light and spacious two-bedroom semi-detached bungalow, being sold with no onward chain and located in this popular residential area of Heavitree. The bungalow offers convenient access to a wide range of local amenities on Heavitree Fore Street, a regular bus service, and Heavitree Park.

In need of cosmetic updating throughout, the bungalow offers versatile accommodation with a split-level layout, comprising an entrance hall, a cloakroom, a dual-aspect kitchen with space for a gas cooker and plumbing for both a washing machine and dishwasher, a spacious living room, two double bedrooms, and a bathroom.

Outside is an enclosed garden with a paved patio and an area of garden laid to lawn featuring a range of shrubs. A gate provides access to the front of the property. To the front of the bungalow is a low-maintenance front garden with decorative stone chippings. Off-road parking is provided on the private driveway in front of the single garage.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

MATERIAL INFORMATION

Construction notes: Brick.

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

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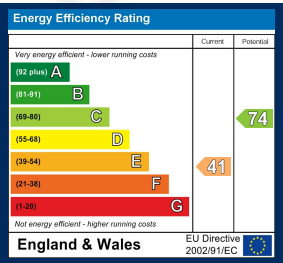
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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