



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Driveway for 2 Cars



Enclosed Rear Garden

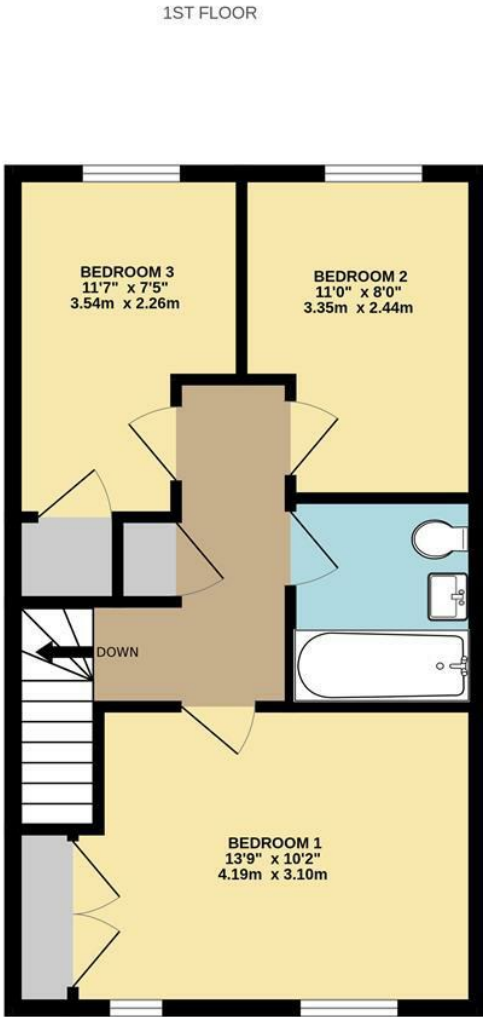
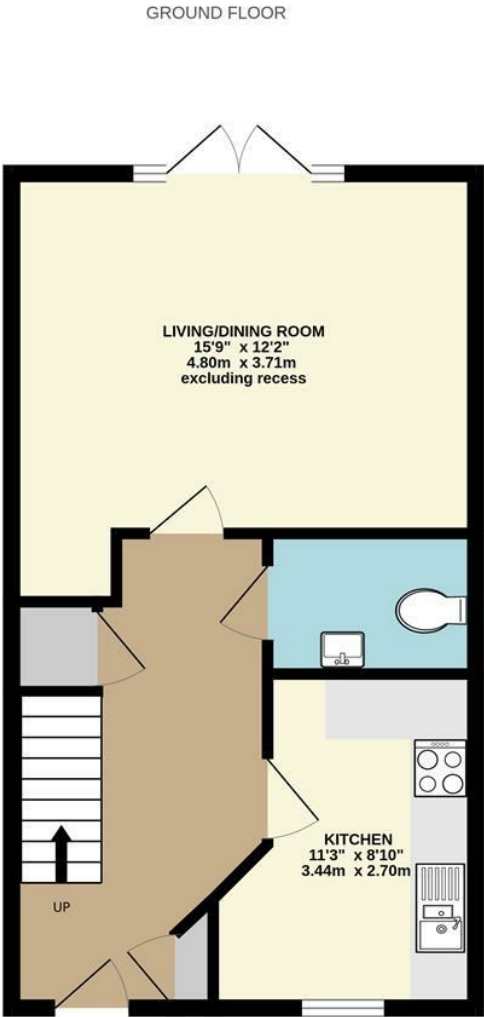


Council Tax Band: D

£325,000 Freehold

20 Solidus Road,
Mayfield Gardens, Exeter, EX1 3WB

www.naomijryan.co.uk



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 beautifully presented three-bedroom semi-detached home, offered to the market with no onward chain and featuring a generous rear garden. Located within the sought-after Taylor Wimpey development at Mayfield Gardens, the property is ideally positioned close to highly regarded primary and secondary schools, excellent transport links across the city, and Pinhoe Railway Station.

The accommodation is light, spacious, and well arranged throughout. The ground floor comprises an inviting entrance hall with two useful storage cupboards, a modern fitted kitchen, a cloakroom, and a spacious open-plan living/dining room with double doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, together with a contemporary family bathroom.

Outside, the superb enclosed rear garden is a standout feature of the property. It offers an impressive composite decked seating area, a paved terrace ideal for outdoor entertaining, and a section laid to lawn. A side gate provides access to the driveway, which offers off-road parking for two vehicles.

Early viewing is highly recommended to fully appreciate the spacious accommodation, excellent outdoor space, and convenient location on offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: EON District Heating

Utilities: Connected to mains Electric, Water & Drainage

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

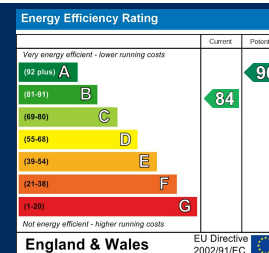
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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