



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Enclosed Rear Garden



Council Tax Band: A

£315,000 Freehold

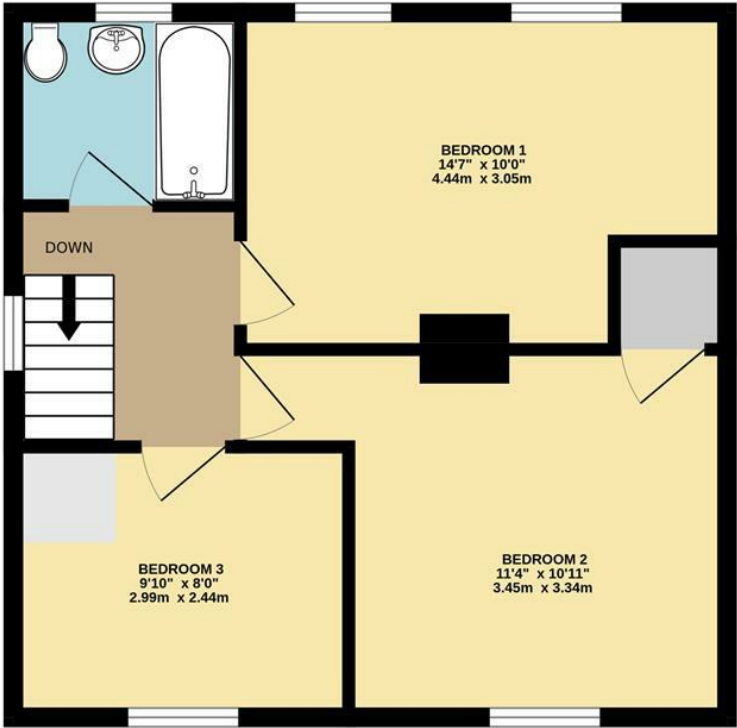
5 Wear Close,
Countess Wear, Exeter, EX2 7EG

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 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 spacious and well-presented three-bedroom house with generous rear garden and private driveway. Situated approximately 3 miles from Exeter's City Centre the property offers excellent access to local shops, the major road network surrounding the city, the picturesque town of Topsham, and well-regarded primary and secondary schools. Riverside walks, cycle routes, and a regular bus service into the city are also within easy reach.

The current owners have modernised the property throughout, and the accommodation comprises an entrance hall, living room, a superb modern kitchen/dining room located across the rear of the house, featuring navy blue shaker-style wall and base units, three good-sized bedrooms, and a modern first-floor bathroom.

Outside is a generous enclosed rear garden with a paved patio area providing a delightful seating area. The garden is laid to lawn with planted borders. There is a range of useful store sheds to the side of the house and a gate providing access to the front.

To the front of the house is a private driveway providing off-road parking for several vehicles.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: PRC Repaired with Brick (completed July 2023).

Utilities: Mains water, electricity, drainage, and gas.

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

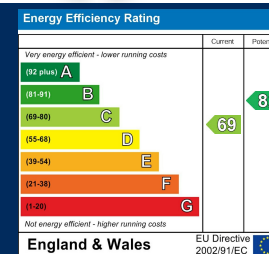
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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.



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