



naomi j ryan  
estate agents



Semi Detached



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



South Facing Garden Council Tax Band: D



£350,000 Freehold

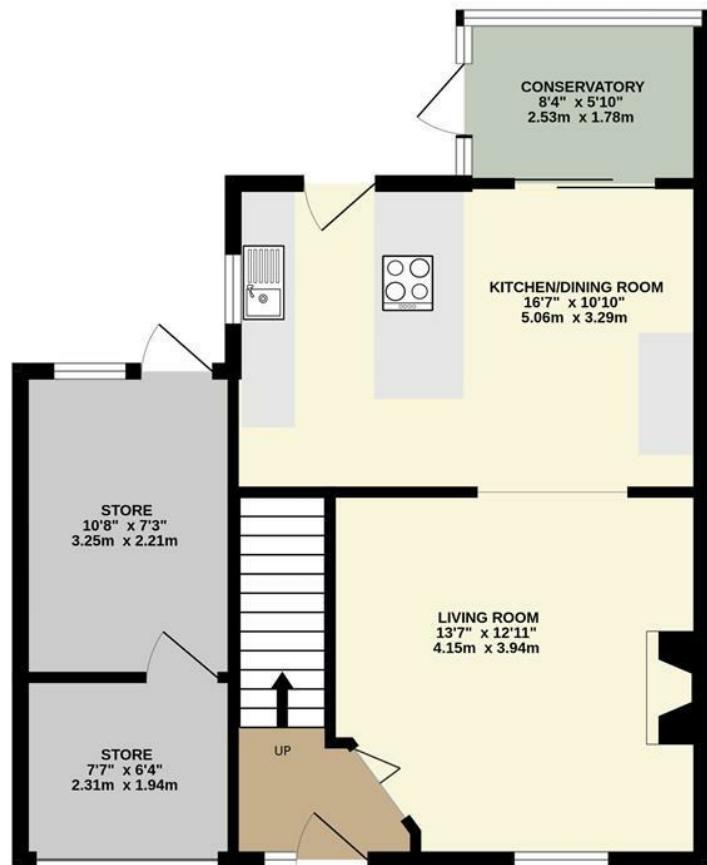


Farm Close,

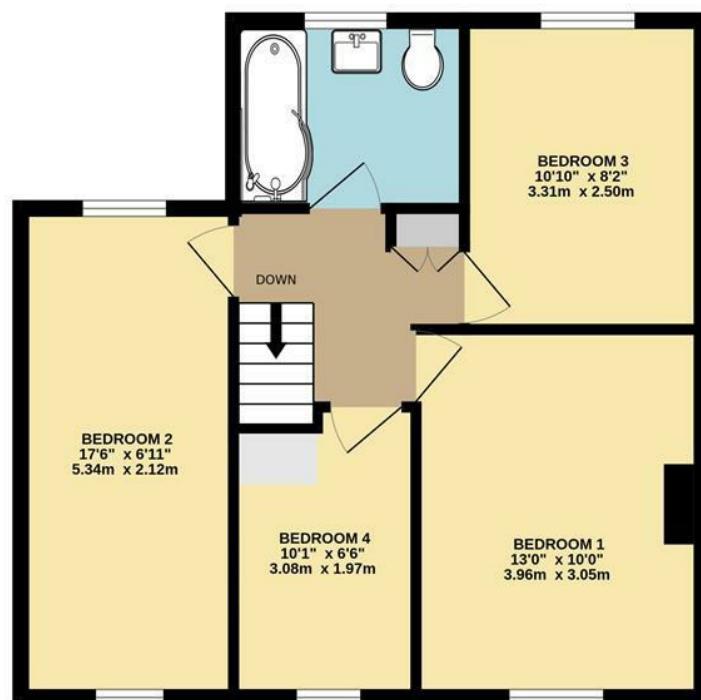
Broadfields, Exeter, Devon, EX2 5PJ

[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 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 well-presented and extended four-bedroom semi-detached house located within the popular and well-established residential area of Broadfields. This highly desirable area offers convenient access to a regular bus service, well-regarded schools, City Centre, and the major road network surrounding the city. The property enjoys an elevated position with a superb open aspect at the rear which offers far-reaching views across the surrounding cityscape.

Located within a small cul-de-sac, the property offers light and spacious accommodation throughout comprising entrance hall, living room with wood burning stove, open plan kitchen/dining room with modern white hi-gloss wall and base units, conservatory, four bedrooms, and a modern bathroom.

Outside the property has a delightful enclosed south facing rear garden with a paved patio area providing a pleasant seating area. The garden is laid mostly to lawn with an area of decorative stone chippings in front of the garden shed. The garden shed has power and light connected. The former garage has been partitioned to provide two separate storage areas with an interconnecting door. The original garage door is still in place and the garage could be reinstated by a prospective buyer if desired. To the front of the house is a further area of lawned garden with mature shrubs. A private driveway provides parking to the front.

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.

## 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.

## AGENTS NOTE

We hereby declare that the vendor of this property is related to a staff member of Naomi J Ryan Estate Agents.



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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	
(69-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

