



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Driveway



Front & Rear Gardens

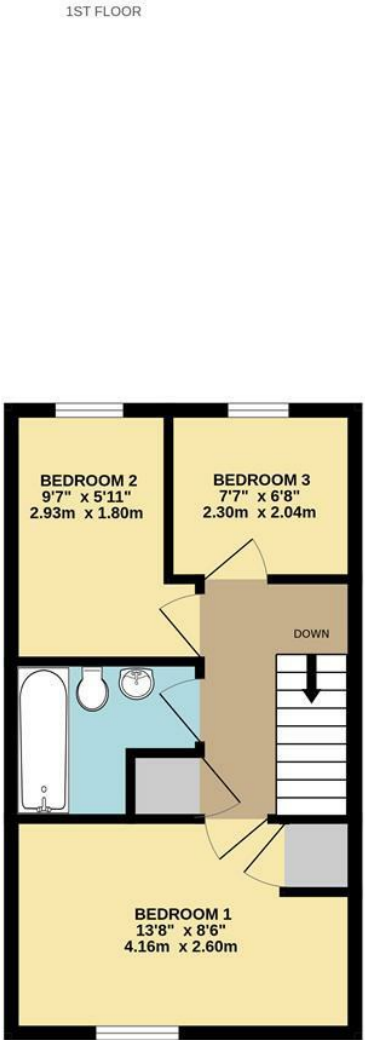


Council Tax Band: C

£280,000 Freehold

11 Hawthorn Way,
Alphington, Exeter, EX2 8YT

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 is given as to their operability or efficiency can be given.
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SUMMARY

A spacious and well-presented three-bedroom semi-detached house with superb views across the city, located in this established and well-regarded residential area. Situated within a small cul-de-sac, the property has a pleasant outlook to the front across green open space. The property offers convenient access to a range of local amenities such as a doctor's surgery, regular bus service, public house, and a convenience store. It is also well-placed to access the major road network surrounding the city, as well as central Exeter.

The property has a light and spacious feel throughout with accommodation comprising entrance hall, living room, dining area, kitchen, conservatory with delightful views across the garden and surrounding area, three bedrooms, and a first-floor bathroom.

Outside is an established and well-maintained rear garden. The garden has been thoughtfully landscaped and includes areas of lawn, well-stocked beds, and established borders, all planted with a variety of seasonal plants and shrubs. A storage shed is located to the side of the house, and a gate provides access to the front of the house. To the front is a small area of front garden.

A private driveway is located to the side of the house.

Early internal viewing is highly recommended.

AGENTS NOTE

Solar panels are installed on the roof and are owned outright.

MATERIAL INFORMATION

Construction notes: Timber frame with tiled roof.

Utilities: Mains water, electricity, gas, and drainage. Solar Panels installed on roof. Current broadband provider: TalkTalk.

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.







BRITISH
PROPERTY
AWARDS

2021

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



BRITISH
PROPERTY
AWARDS

2022

★★★★★

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ESTATE AGENT
IN EXETER



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2024

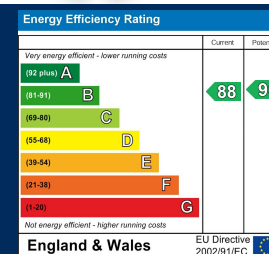
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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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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