

naomi j ryan
estate agents

House - Detached

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Gas Central Heating

Driveway & Garage

Front & Rear Gardens

Council Tax Band: D

£375,000 Freehold

27 Guinevere Way,

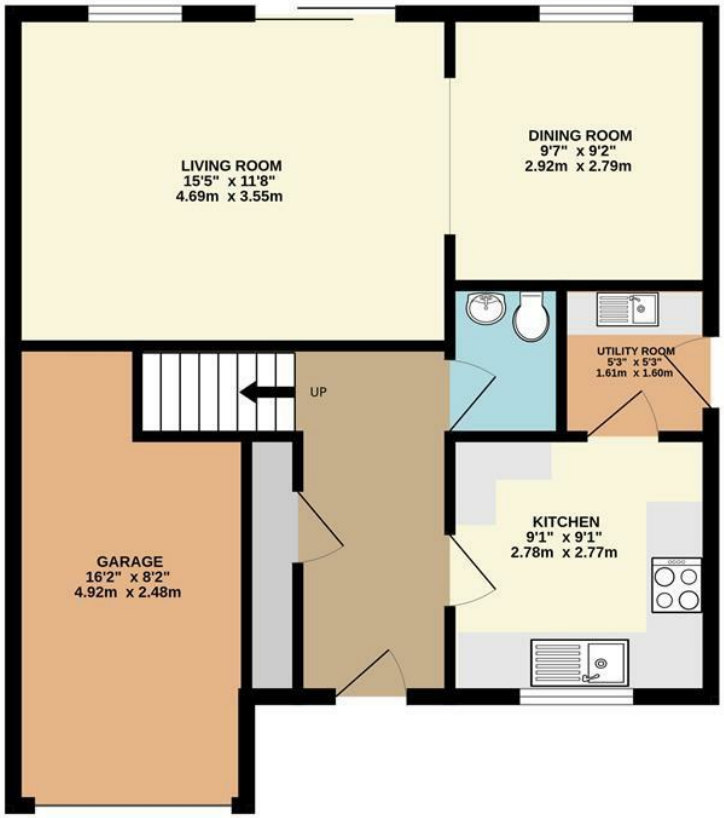
Exeter, EX4 8LQ

www.naomijryan.co.uk

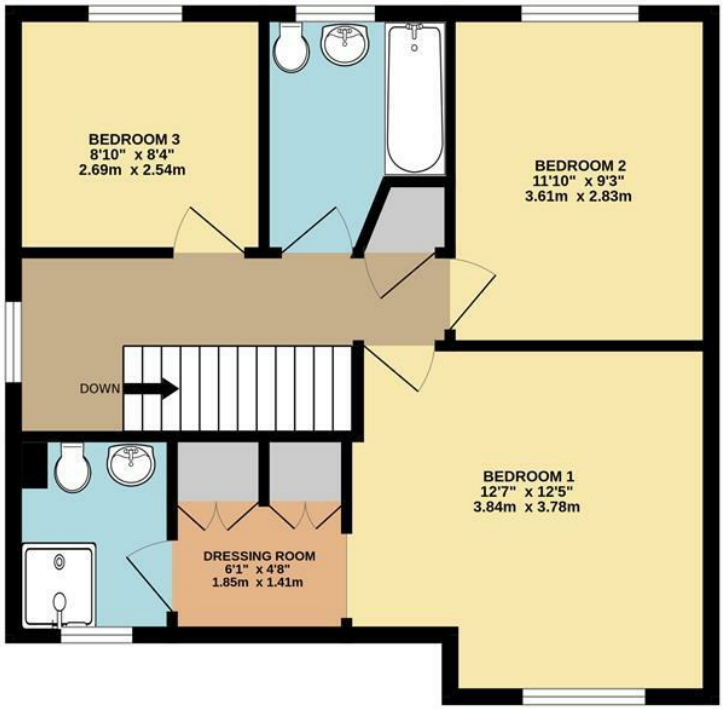
27 Guinevere Way, Exeter, EX4 8LQ

£375,000 Freehold

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 deceptively spacious and meticulously maintained three-bedroom detached residence, offering over 100m2 of living space, presented to the market with no onward chain. Nestled within a small modern development, this property is ideally situated for easy access to St James & Willowbrook Schools, local amenities such as Morrisons supermarket, and a bus route that provides a regular service to the City Centre.

The home features bright and airy accommodation throughout, briefly comprising an entrance hall with a fitted coat cupboard, a WC, a kitchen, a utility room, and a living room and dining room located at the rear of the property, separated by an archway. French doors from the living room lead out to the rear garden. On the first floor, there are three bedrooms and a family bathroom. The principal bedroom suite is a standout feature of this property, complete with a dressing area that includes fitted wardrobes and an ensuite shower room.
Externally, the property boasts well-maintained front and rear gardens. The rear garden is designed over two levels, featuring mature shrubs, a patio, lawn, and a seating area situated in the corner of the garden. A side gate allows pedestrian access to the front of the property. The front garden is primarily laid to lawn, complemented by a driveway that provides off-road parking for one vehicle. The garage, equipped with power and lighting, offers convenient storage or additional off-road parking options.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick
Heating: Gas Central Heating
Utilities: Connected to mains Gas, 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

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

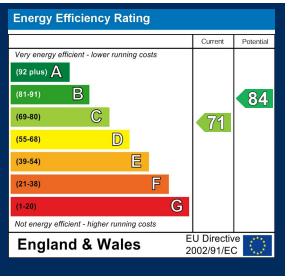
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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