



naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage &
Driveway



Front & Rear Gardens



Council Tax Band: D

£325,000 Freehold

12 Endfield Close,

Heavitree, Exeter, EX1 3BB

www.naomijryan.co.uk



12 ENDFIELD CLOSE

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

Positioned within a quiet cul-de-sac in the sought-after residential area of Heavitree, this three-bedroom detached home is offered to the market with no onward chain. Whilst requiring a degree of modernisation, the property represents an excellent opportunity for a buyer to make their own mark in a highly desirable location.

Heavitree is a consistently popular part of Exeter, appreciated for its strong community feel and excellent everyday convenience. Fore Street provides a range of independent shops, cafés and useful amenities, while regular bus services offer straightforward access into the city centre. Heavitree Park is a key attraction, offering open green space, sports facilities, play areas and the well-loved Park Life Café. The area is also ideally placed for respected schools, the RD&E Hospital and major transport links, making it a highly appealing setting for buyers.

The property offers light, spacious and well-arranged accommodation, featuring an entrance hall, ground-floor WC, a dual-aspect living/dining room and a separate kitchen. Upstairs, three generous bedrooms all benefit from fitted storage and are served by a well-maintained bathroom fitted with a white suite. Set on a generous plot, the home enjoys well-kept front and rear gardens, with the rear garden offering good privacy and a courtesy door into the garage. The garage is equipped with electric, lighting and a water tap, while a private driveway provides off-road parking for two vehicles.

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

MATERIAL INFORMATION

Utilities: Connected to mains electric, gas, water, and drainage.

Heating: Gas Central Heating

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.



