



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage in Block



Front & Rear Gardens



Council Tax Band: C

£290,000 Freehold

19 Bridespring Walk,

Stoke Hill, Exeter, EX4 7EX

[www.naomijryan.co.uk](http://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 as to their operability or efficiency can be given.  
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## SUMMARY

Being sold with no onward chain is this well-presented house with three double bedrooms. Occupying an elevated position along a pedestrian walkway this property enjoys views across the city from the garden and offers easy access to a range of local amenities. Stoke Hill Infant & Junior School is within walking distance, as is a local corner shop, takeaway and bus stop offering a regular service. The property offers convenient access to the University of Exeter's Streatham campus and the city centre.

The property has a light and spacious feel throughout and has accommodation comprising entrance porch, hallway, ground-floor cloakroom, living room overlooking the front garden, separate dining area, a modern fitted kitchen with a comprehensive range of white hi-gloss wall and base units, and a conservatory. On the first floor are three double bedrooms (two with fitted wardrobes) and a modern shower room with a walk-in shower.

Outside is a well-maintained and enclosed rear garden which has been designed to be low maintenance with areas laid to patio and artificial grass. There is a useful garden shed and a gate provides pedestrian access to the rear. A single garage is located in a nearby block.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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.

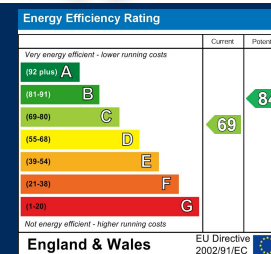






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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