



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage &
Private Driveway



Front and Rear
Gardens



Council Tax Band: C

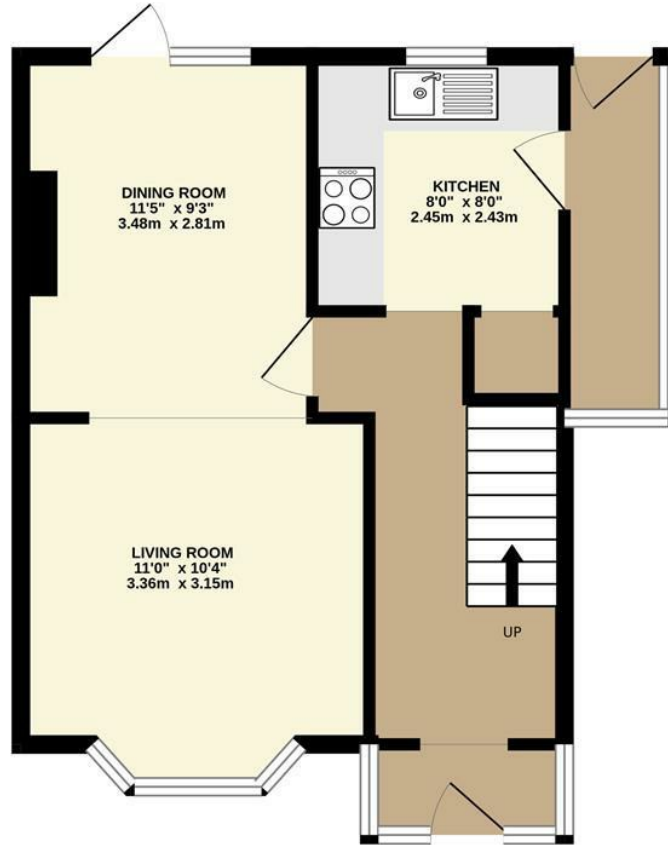
£370,000 Freehold

173 Sweetbrier Lane,

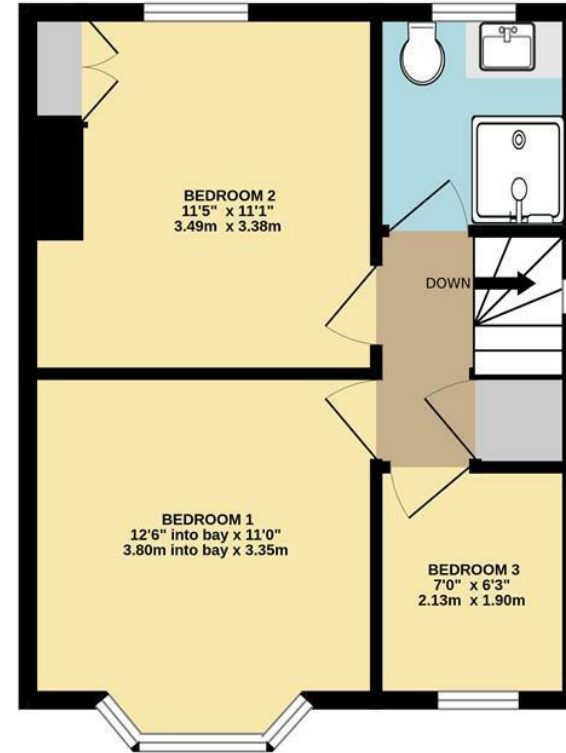
Heavitree, Exeter, EX1 3DG

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 spacious three-bedroom semi-detached house, complete with a garage and private driveway. Ideally located, the property benefits from easy access to a wide range of amenities in Heavitree, including well-regarded primary and secondary schools, as well as Heavitree Park. Excellent transport links are close by, with the M5 and A30 readily accessible, along with Exeter Business Park, Sowton Industrial Estate, the Met Office, and Exeter International Airport.

The current owners have significantly enhanced the property, creating a comfortable and spacious living environment, and offers further scope for extension (subject to the necessary planning and permissions). The accommodation comprises an entrance hall leading to an open-plan, dual-aspect living/dining room, featuring a bay window to the front. A separate contemporary kitchen is fitted with a stylish range of matching units and is complemented by a useful adjoining utility/store room. Upstairs, there are three well-proportioned bedrooms and a modern shower room with a walk-in shower.

Outside, the property boasts a delightful enclosed rear garden, featuring a paved patio, a decked seating area, and a further lawned section extending behind the garage. A gate provides access to the private driveway, which offers off-road parking for up to three vehicles and leads to the single garage. There is an Electric Vehicle charging point installed at the property.

To the front, there is a small lawned area and double gates opening onto Sweetbrier Lane.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Sky.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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