naomi j ryan
estate agents

Semi-Detached

Bedrooms: 4

Bathrooms: 1

Receptions: 1

Gas Central Heating

Private Driveway

Front & Rear Gardens

Council Tax Band: C

£270,000 Freehold

29 Cornflower Hill,

Exwick, Exeter, EX4 2PD

www.naomijryan.co.uk

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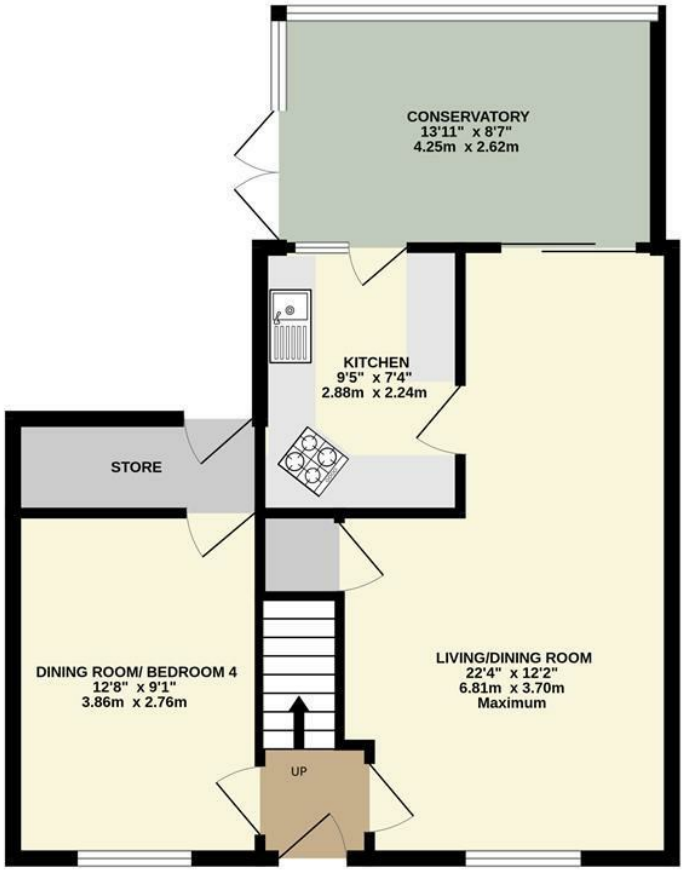
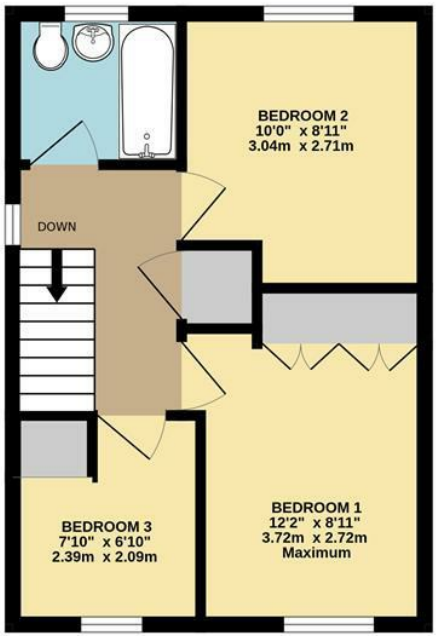
£270,000 Freehold

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 952sq.ft. (88.4 sq.m.) approx.

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 spacious and well-presented 3/4 bedroom semi-detached house with air-conditioning and superb views across the local area. The property is situated in this established residential area, well-positioned for public transport links, on a regular bus route, and within walking distance of St David's mainline railway station.

The property has been extended on the ground floor with the conversion of the garage to provide a fourth bedroom or second reception room. The accommodation comprises entrance hall, dual aspect living/dining room, conservatory with air conditioning, three bedrooms on the first floor, modern bathroom, and a second wall-mounted air conditioning unit on the first-floor landing.

Outside is a well-maintained and enclosed rear garden. The garden is laid to lawn with a paved patio and has views towards Exeter Cathedral. A door provides access to the store room at the rear of the former garage. To the front of the house is a small area of garden and private driveway providing off-road parking.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas.

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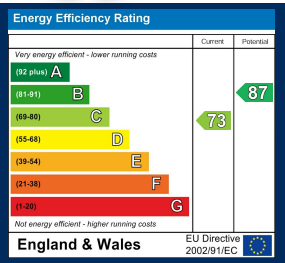
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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