



naomi j ryan
estate agents



Bungalow - Semi
Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Driveway



Front & Rear Gardens

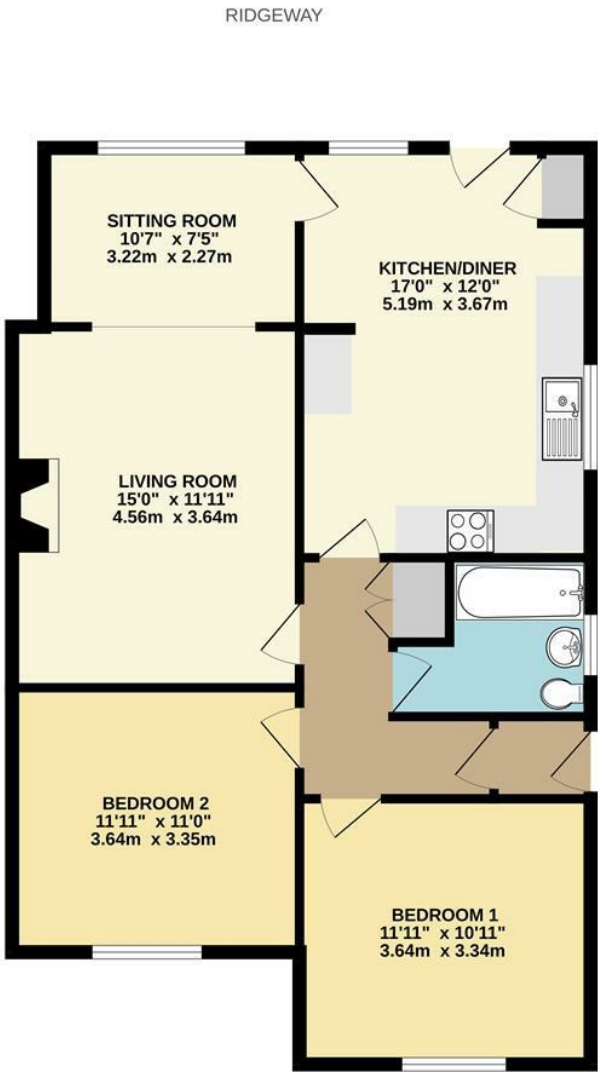


Council Tax Band: C

£290,000 Freehold

35 Ridgeway,
Cowley, Exeter, EX4 5AR

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

An extended & well presented two bedroom semi-detached bungalow occupying a generous plot with beautifully maintained gardens and offered to the market for sale with no onward chain. Located within the popular residential area of Cowley, on the northern outskirts of the city, and within two miles of the city centre the property enjoys convenient access to a regular bus service, a well-stocked farm shop and St David's main line railway station (Exeter to Paddington).

The accommodation is light and spacious throughout comprising in brief, entrance porch & hall, two double bedrooms, bathroom, living room opening into a further sitting room which enjoys views across the garden and a generous kitchen/diner. The property offers well maintained gardens to the front and rear aspects, a driveway runs along the side of the property and provides access into the garden.

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 this wonderful property has to offer. Internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating, Gas Fire & Hot Water Immersion Heater

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>

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.



