



naomi j ryan  
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Driveway



Enclosed Garden



Council Tax Band: D

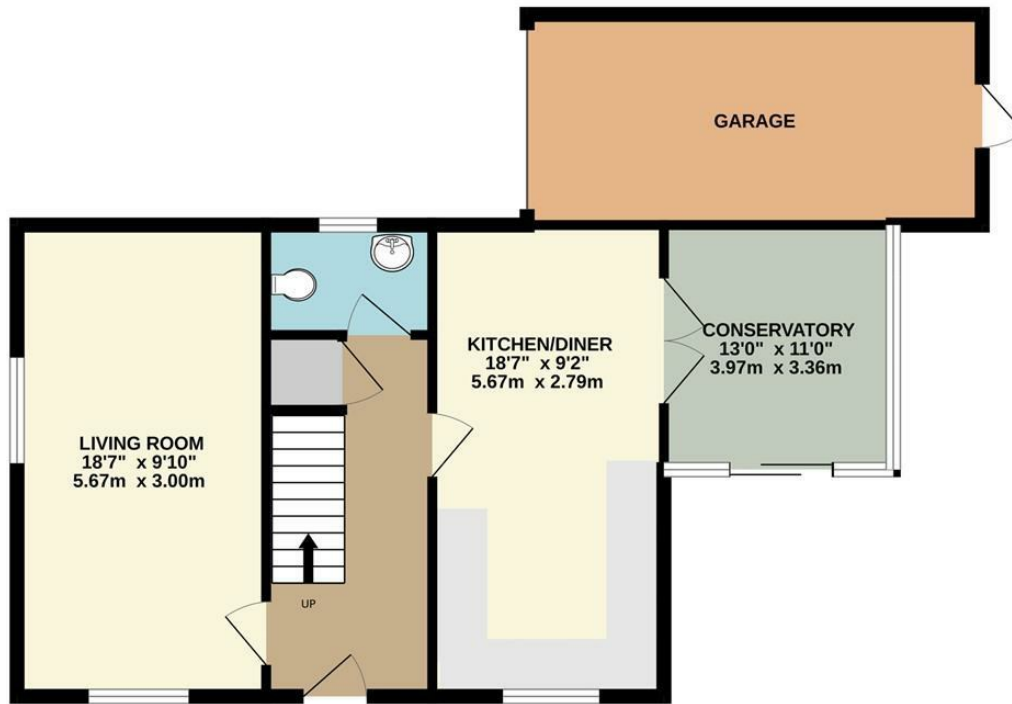
£350,000 Freehold

14 Resolution Road,

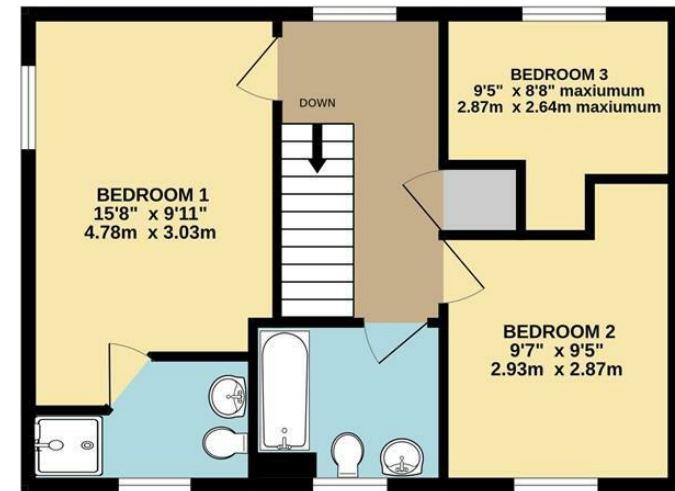
The Rydons, Exeter, EX2 7FL

[www.naomijryan.co.uk](http://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 modern three-bedroom detached home, offered to the market in a well-established and sought-after residential area. Situated within a popular development, the property benefits from excellent access to a range of local amenities, including highly regarded schools, a nearby Spar convenience store, Newcourt Train Station, regular bus links, and superb connections to the city's major road network.

The accommodation is bright and generously proportioned throughout, comprising an entrance hall, a dual-aspect living room, and a contemporary kitchen/dining room fitted with modern units and an integrated fridge freezer. There is also a ground floor WC and a conservatory, providing an additional versatile living space.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with en suite shower room, along with a stylish family bathroom.

Externally, the property enjoys a low-maintenance rear garden offering a good degree of privacy, with access to the rear of the garage via a courtesy door. The garage is equipped with power and lighting, and a driveway provides off-road parking for a vehicle.

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 it has to offer.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas central heating

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.





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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	

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899