



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage



Enclosed Rear Garden Council Tax Band: D

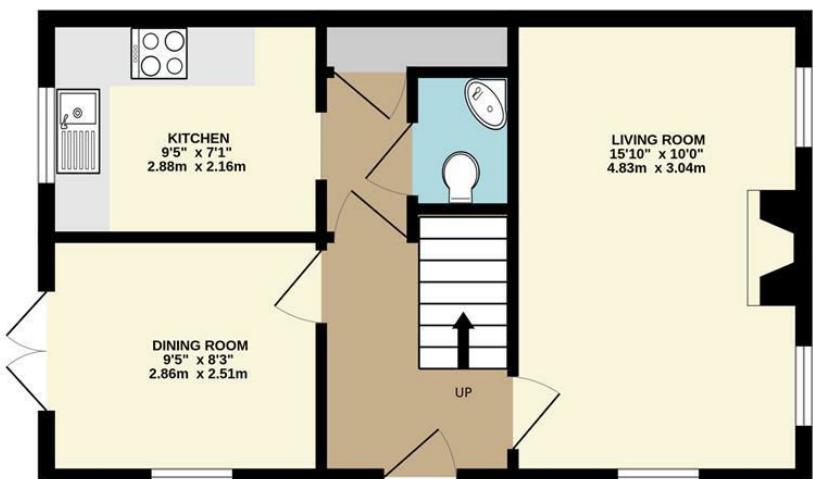


£310,000 Freehold

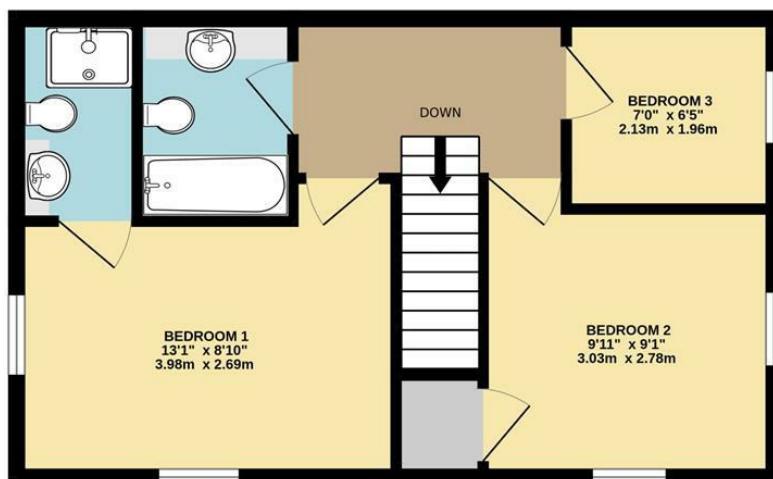
21 Walsingham Place,
Kings Heath, Exeter, EX2 7RG

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 light and spacious three-bedroom house situated in the popular residential area of Kings Heath. The property offers excellent access to a variety of local amenities including Digby & Sowton Train Station and the well-regarded Clyst Heath Nursery & Community Primary School as well as the major road networks surrounding the city.

Being sold with no onward chain, the property has newly fitted carpets and comprises an entrance hall, dual-aspect living room, separate dining room, modern kitchen, ground floor cloakroom, three good-sized bedrooms (one ensuite), family bathroom, gas central heating, and double glazing.

Outside is an enclosed rear garden, laid to lawn with a paved patio area and mature shrubs. A gate provides access to a pathway which leads to the parking area where a single garage is located beneath a nearby coach house. There is one additional parking space directly in front of the garage. A second gate provides access to the front of the house where there is a small enclosed area of garden that wraps around to the front and side of the house, planted with a variety of mature shrubs.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

MATERIAL INFORMATION

Construction notes: Brick construction

Utilities: Mains water, electricity, gas, and drainage. Previous broadband supplier: 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.



