



naomi j ryan  
estate agents



Townhouse



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: E

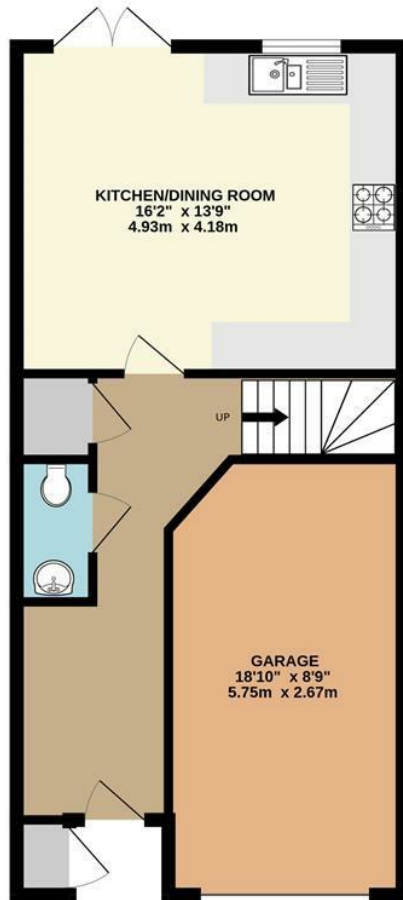
£500,000 Freehold

95 Gras Lawn,

St Leonards, Exeter, EX2 4SZ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

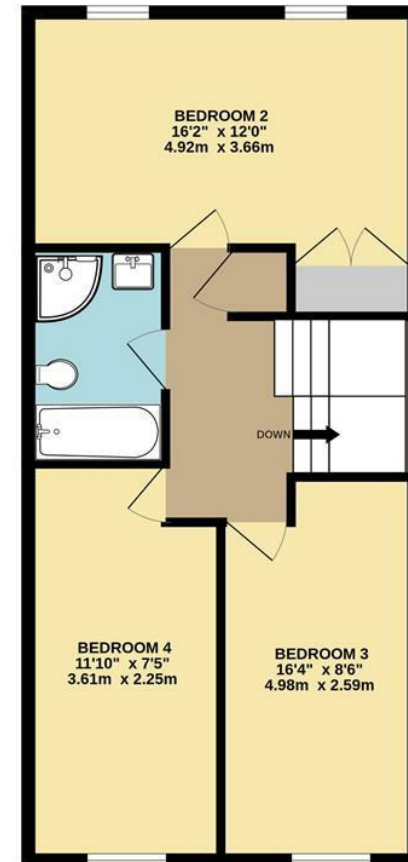
GROUND FLOOR



1ST FLOOR



2ND FLOOR





## SUMMARY

GUIDE PRICE OF £500,000-£515,000. A superb four-bedroom townhouse located within the popular residential development of Gras Lawn. The property offers convenient access to the Royal Devon & Exeter Hospital, City Centre, Exeter's Historic Quayside, and a regular bus service.

The property offers spacious and versatile accommodation over three floors. The ground floor comprises entrance hall, ground floor cloakroom, an impressive open-plan kitchen/dining room with double doors out to the garden. To the first floor is a spacious L-shaped living room with doors out to a balcony. The principle bedroom also occupies this floor, fitted with a comprehensive range of floor to ceiling wardrobes, and an ensuite shower room. To the second floor are three further bedrooms and a family bathroom fitted with a contemporary four piece suite.

Outside is a delightful, enclosed rear garden enjoying a good degree of privacy. Laid predominantly to patio and a decked seating the garden is a great addition to the property and offers a pleasant seating area. Immediately to the front of the house is a private driveway providing off-road parking, and a single garage with up and over door.

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: Awaiting Information.

Heating: Gas Central Heating

Utilities: Connected to mains gas, electric, water and 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>

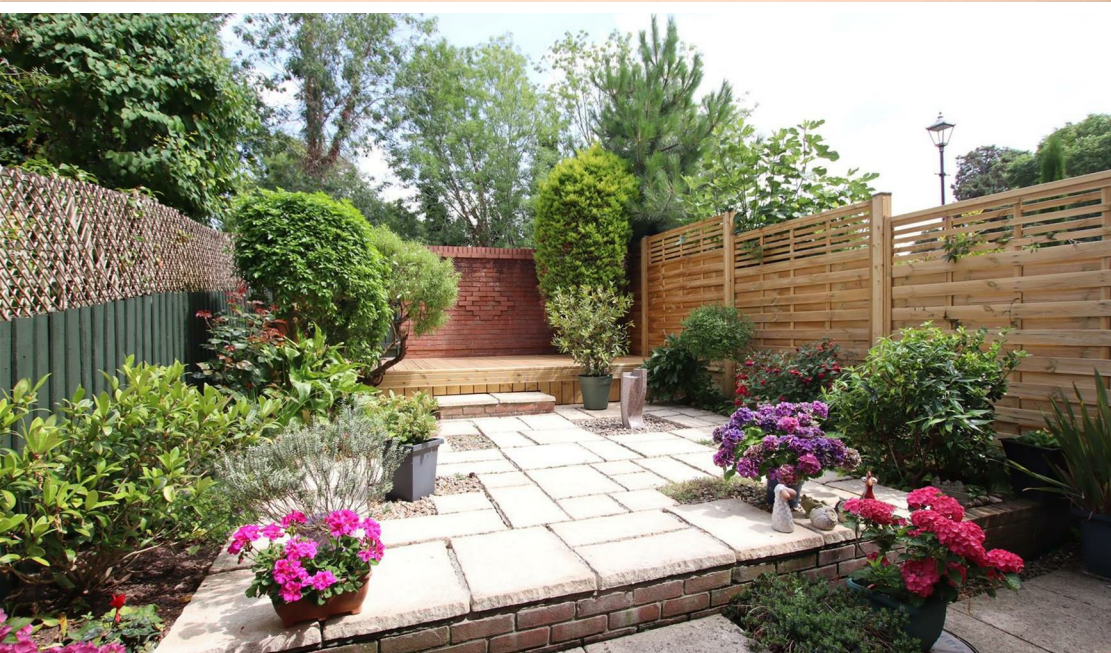
## VIEWING ARRANGEMENTS

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			
		80	84
England & Wales		EU Directive 2002/91/EC	

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