



naomi j ryan
estate agents



End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Front & Rear Gardens



Council Tax Band: C

Offers Over £240,000 Freehold

53 Smith Field Road,
Alphington, Exeter, EX2 8YN

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

A beautifully presented two-bedroom end-of-terrace house with conservatory and allocated parking, located in this well-regarded and popular residential area. The property offers convenient access to a range of local amenities such as a doctor's surgery, regular bus service, public house, and a convenience store. It is also well-placed to access the major road network surrounding the city, as well as central Exeter.

The spacious accommodation comprises an entrance hall with stairs leading up to the first floor, a modern, fitted kitchen with integrated appliances, including a fridge/freezer, a slimline dishwasher, a washing machine, and a built-in double oven. A living room and conservatory complete the ground-floor accommodation. On the first floor are two good-sized bedrooms (one with a built-in wardrobe) and a bathroom.

Outside is an enclosed and well-maintained rear garden, laid to lawn with a border planted with a variety of seasonal flowers and shrubs. There are two patio areas, connected via a paved pathway, and gated access to the front of the house. To the front of the house is a small area of garden laid to lawn.

One allocated parking space is available in a residents' parking area.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, drainage, and gas. Current broadband provider: Virgin.

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.







**BRITISH
PROPERTY
AWARDS**

2021

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2022

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**BRITISH
PROPERTY
AWARDS**

2023

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**BRITISH
PROPERTY
AWARDS**

2024

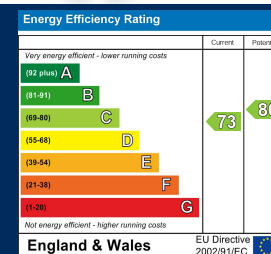
★★★★★

GOLD WINNER

ESTATE AGENT
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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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