

naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit



Courtyard Garden



Council Tax Band: B

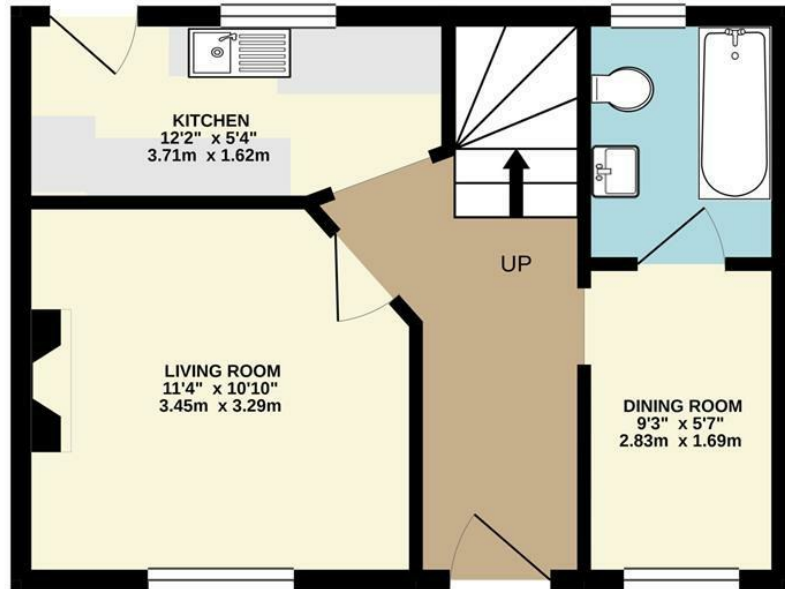
£210,000 Freehold

East Wonford Hill,

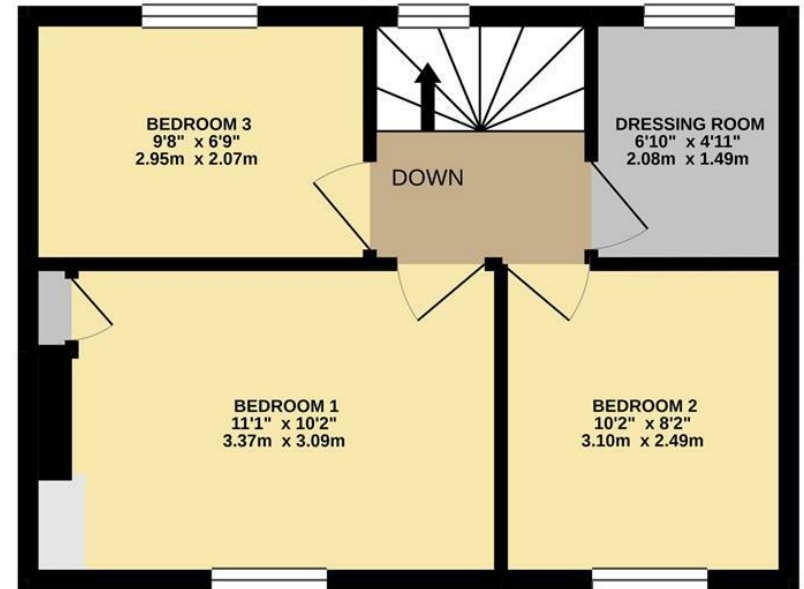
Heavitree, Exeter, Devon, EX1 3BZ

[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.  
Made with Metropix ©2021



## SUMMARY

Offered to the market for sale with no onward chain this well presented property, situated in the heart of Heavitree, offers versatile accommodation and reflects a fantastic opportunity for a prospective purchaser. The property offers convenient access to the RD&E Hospital, City Centre, a regular bus service and the wide range of amenities situated on Heavitree's Fore Street.

The accommodation is light and spacious throughout and comprises in brief entrance hall, living room, dining room, modern fitted kitchen and bathroom to the ground floor. Three good sized bedrooms and a dressing room (which at one time was the bathroom) are situated to the first floor.

Outside the property offers a rear courtyard garden, enjoying a good degree of privacy which makes for a pleasant seating area. A lean-to provides a covered area with plumbing and an electrical point for a washing machine.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.



naomi j ryan  
estate agents

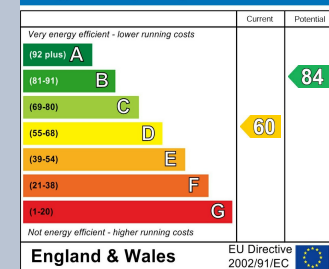




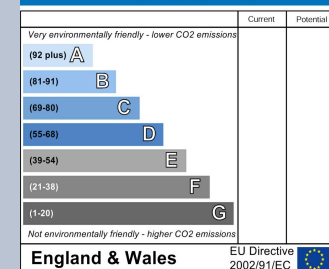
## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



naomi j ryan  
estate agents



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.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . [enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)  
[www.naomijryan.co.uk](http://www.naomijryan.co.uk)  
company registration number 6693899