

naomi j ryan
estate agents



Townhouse



Bedrooms: 4



Bathrooms: 2



Receptions: 1



District Heating



Garage & Parking
Space



Enclosed Garden



Council Tax Band: D

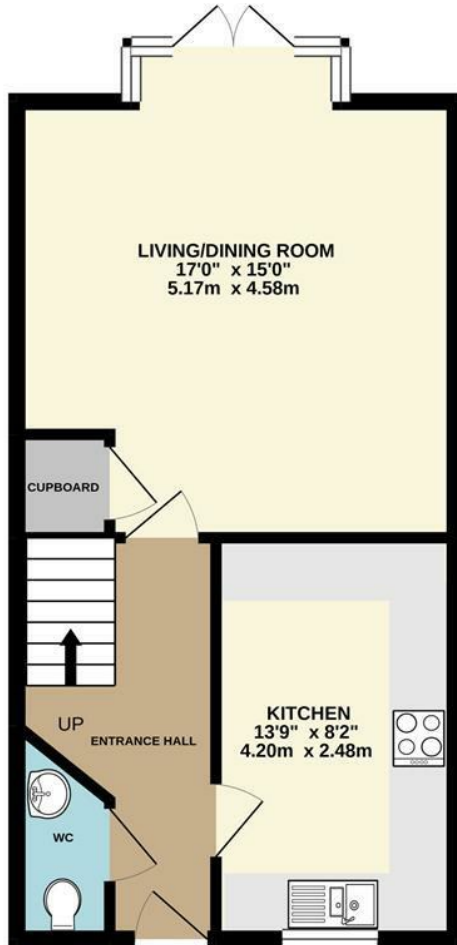
£325,000 Freehold

Elmores Well Avenue,

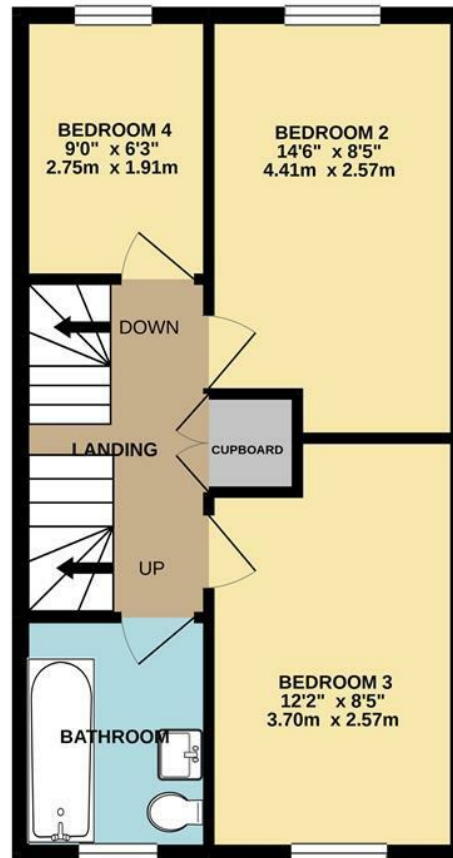
Tithebarn, Exeter, EX1 3XG

www.naomijryan.co.uk

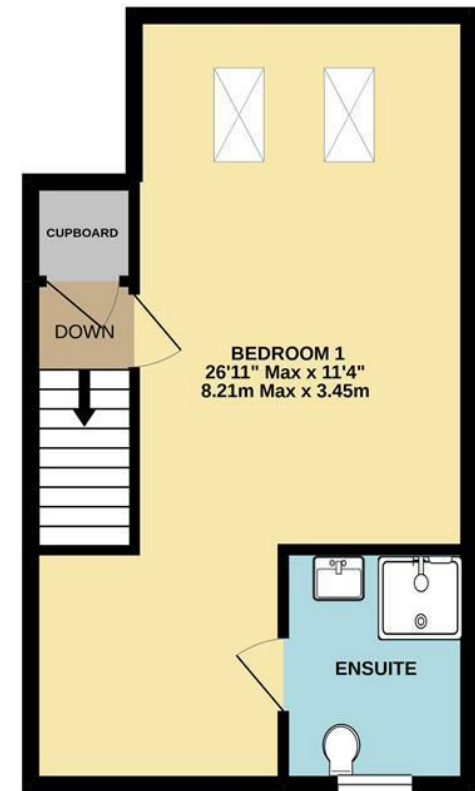
GROUND FLOOR



1ST FLOOR



2ND FLOOR





SUMMARY

A superbly presented four bedroom townhouse located within this popular development on the eastern side of the city, offering excellent access to Sowton, The Met Office, well regarded schools, and local transport links.

The spacious accommodation is arranged over three floors and comprises a modern fitted kitchen, cloakroom, and living/dining room to the ground floor. Three bedrooms and a bathroom to the first floor. To the second floor is a superb master bedroom with a dressing area and ensuite shower room.

Outside the property has an enclosed rear garden with a gate giving access to the parking area where the property has access to a single garage with additional parking space in front.

Early internal viewing is highly recommended.

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.



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THINKING OF SELLING?

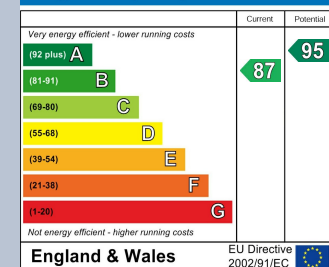
Get in touch for a free,
no obligation valuation.

Call 01392 215283

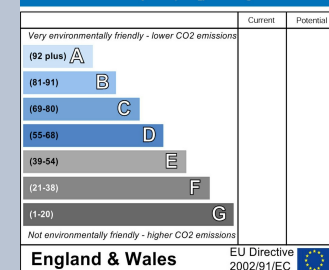
or email

enquiries@naomijryan.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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