



naomi j ryan
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Bungalow - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Oil



Parking: Private Drive



Garden: Private
Landscaped



Council Tax Band: E

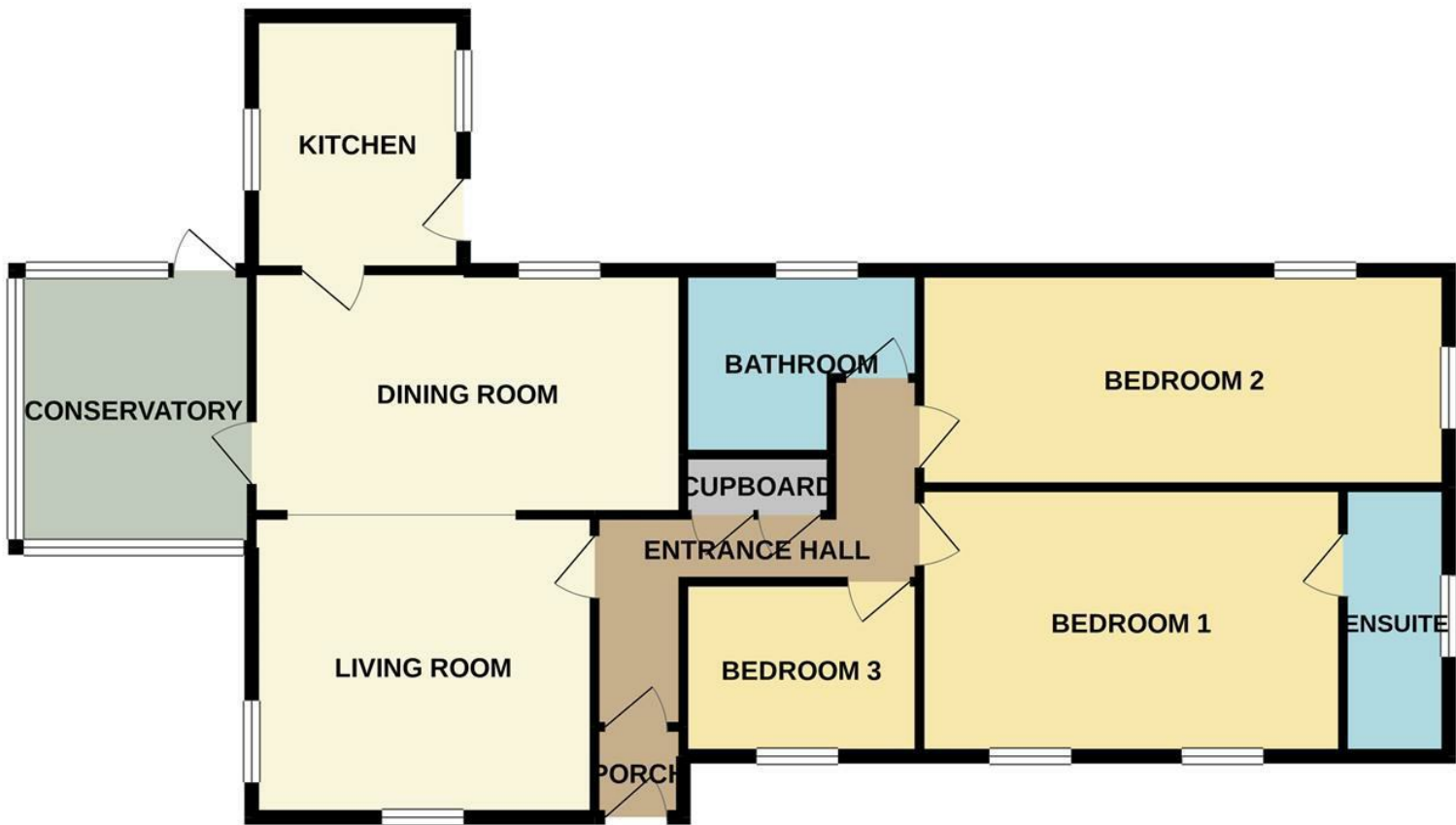
£2,000

Three Horse Shoes,

Cowley, Exeter, Devon, EX5 5EU

www.naomijryan.co.uk

GROUND 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

We are both delighted and privileged to be able to offer for let this lovely three bedroom bungalow in Cowley, Exeter.

The property is approached via a private driveway and access is through a three bar gate offering privacy and off road parking for up to three cars. It is situated in an elevated position in a delightful semi-rural location, only 10 minutes from the centre of Exeter.

The gardens at this property are nothing short of breath-taking having been beautifully landscaped by the owners. They surround the property on all four sides and include several seating areas, flowerbeds, herb and salad patches as well as specifically designed areas for growing tomatoes and other produce.

The elevated position makes for the most stunning countryside views and there is also a working water fountain, two ponds, an outside sink and a double garage.

The outside seating options available including two raised decked areas, seating overlooking the pond, picnic lawn and el fresco dining next to the water fountain.

Power is available throughout the garden and the rent includes a gardener to maintain the outside space on a monthly basis, so the tenants just get to enjoy every aspect of it with no requirement to maintain it.

Internally the property is currently being redecorated and includes three bedrooms, mater with ensuite, living/dining area, conservatory, family bathroom and kitchen.

The property is available from the end of July 2021.

VIRTUAL TOUR - COMING SOON

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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899