

naomi j ryan
estate agents



OIEO £150,000

Freehold



Farm Hill,

Exwick, Exeter, Devon, EX4 2LJ

A well presented two bedroom house with enclosed rear garden and allocated parking space located in this established residential area. The property is well placed for public transport, on a regular bus route and within walking distance of St David's mainline railway station. The spacious accommodation comprises entrance hall, living/dining room, modern kitchen, two first floor bedrooms, bathroom, modern electric heaters and double glazing. Outside is a good size rear garden with paved patio and further area of garden laid to lawn. The property has one allocated parking space which is located a short walk from the house. Early internal viewing is highly recommended and a 360 Virtual Tour is available to view on our web site.

www.naomijryan.co.uk

ACCOMMODATION

- 2 Bedrooms
- Living/Dining Room
- Modern Kitchen
- First Floor Bathroom
- Modern Electric Heating
- Double Glazing
- Enclosed Rear Garden
- Allocated Parking Space
- 360 Virtual Tour Available
- Viewing Highly Recommended

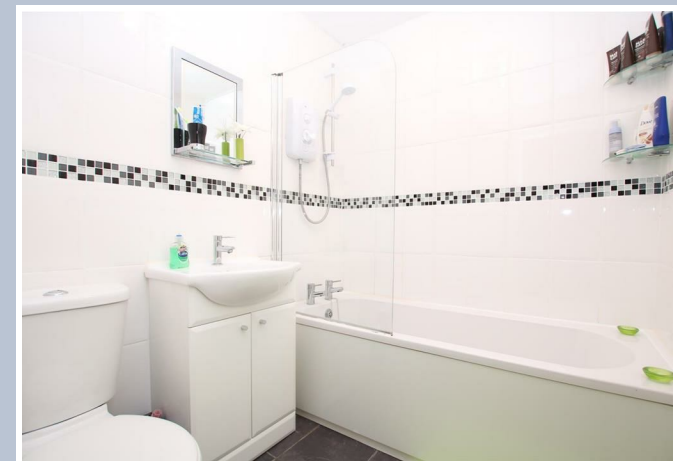
The accommodation comprises
(all measurements are approximate):

ENTRANCE HALL

Stairs to first floor with storage cupboard under. Modern Farho Eco Green electric heater.

LIVING ROOM 15'10" x 9'10" (4.85m x 3.01m)

Maximum measurements. TV point. Modern Farho Eco Green electric heater. Double glazed window and door to rear garden. Open through to:



KITCHEN 9'1" x 5'6" (2.79m x 1.68m)

Fitted with a modern matching range of oak effect wall and base units. Roll edge work surfaces over with tiled splash back. Inset stainless steel sink unit with mixer tap. Inset four ring electric hob. Built in oven. Filter hood. Plumbing for washing machine. Electric wall heater. Double glazed window to front.

FIRST FLOOR LANDING

Access to roof space. Airing cupboard housing hot water tank.

BEDROOM 1 10'1" x 9'0" (3.08m x 2.75m)

Modern Farho Eco Green electric heater. Double glazed window to rear.

BEDROOM 2 7'4" x 6'7" (2.24m x 2.03m)

Modern Farho Eco Green electric heater. Double glazed window to rear.

BATHROOM

Panelled bath with electric shower over and glass screen. Wash hand basin with built in storage cupboard under. WC. Fully tiled walls. Electric fan heater. Extractor fan.

OUTSIDE

The rear garden comprises a paved patio area providing a pleasant seating area. The remainder of garden is laid to lawn.

ALLOCATED PARKING SPACE

Located near to the property is one allocated parking space.

COUNCIL TAX

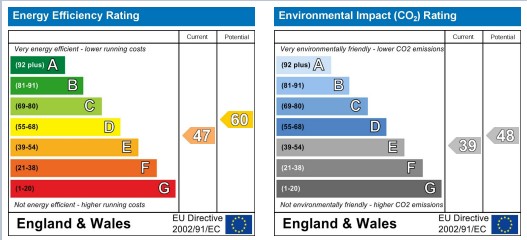
Band B.

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 on 01392 215283.



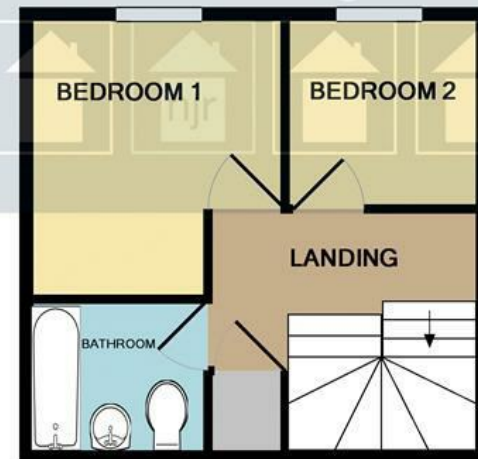
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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GROUND FLOOR

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1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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