

naomi j ryan
estate agents



Semi Detached House



Bedrooms: 2/3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Off Road Parking &
Car Port



Enclosed Garden



Council Tax Band: B

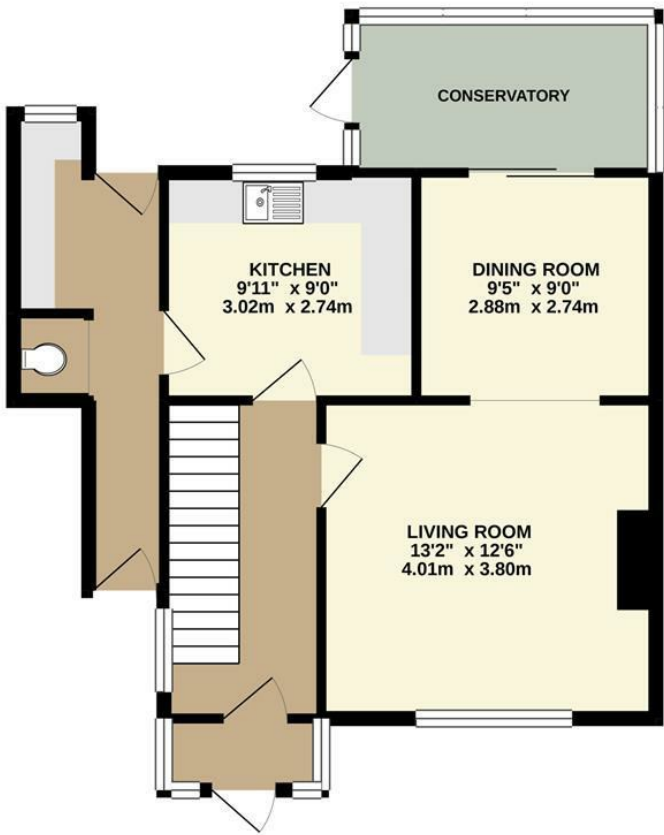
£250,000 Freehold

Wear Barton Road,

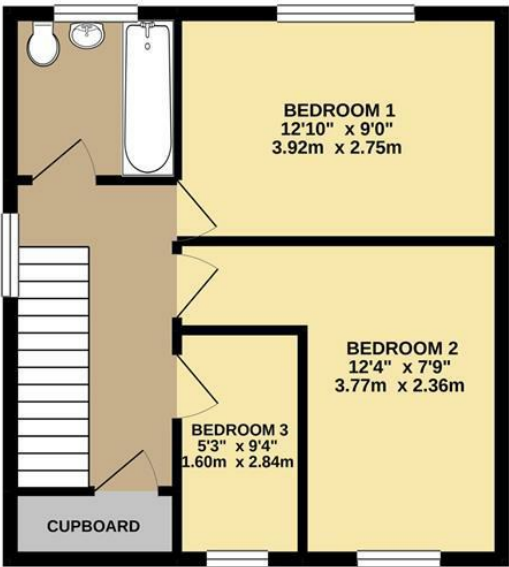
Countess Wear, Exeter, Devon, EX2 7EQ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



2ND 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

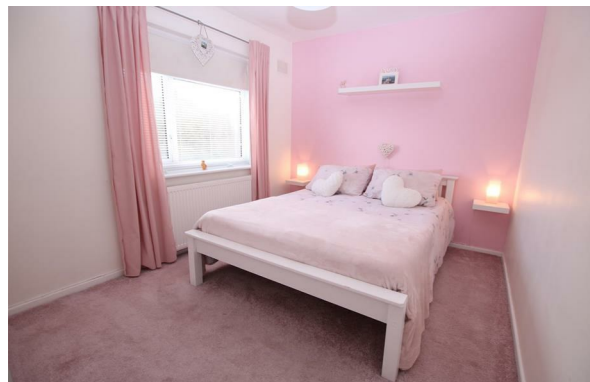
A well presented 2/3 bedroom semi detached home with off road parking and offering spacious accommodation throughout. The property is located in this highly sought after residential area of Countess Wear, on the South Eastern outskirts of the City & offers excellent access to major road links and a range of local amenities. A regular bus service runs to the City Centre where a comprehensive range of facilities can be found. The spacious and well presented accommodation comprises entrance hall, living room, separate dining room, modern kitchen and conservatory to the ground floor. To the first floor are currently three bedrooms, with the second bedroom having been divided by a stud wall to create the third bedroom. A bathroom with modern white suite is also located on the first floor. Further features include gas central heating and a loft room which can be accessed via a pull down ladder from the first floor landing. Outside is an enclosed low maintenance rear garden and off road parking is provided to the front on the driveway and covered car port. Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

DRAFT DETAILS

V1. Subject to vendors approval and change.





THINKING OF SELLING?

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.

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