

naomi j ryan  
estate agents



House - Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway & Single Garage



Enclosed Rear Garden Council Tax Band: D

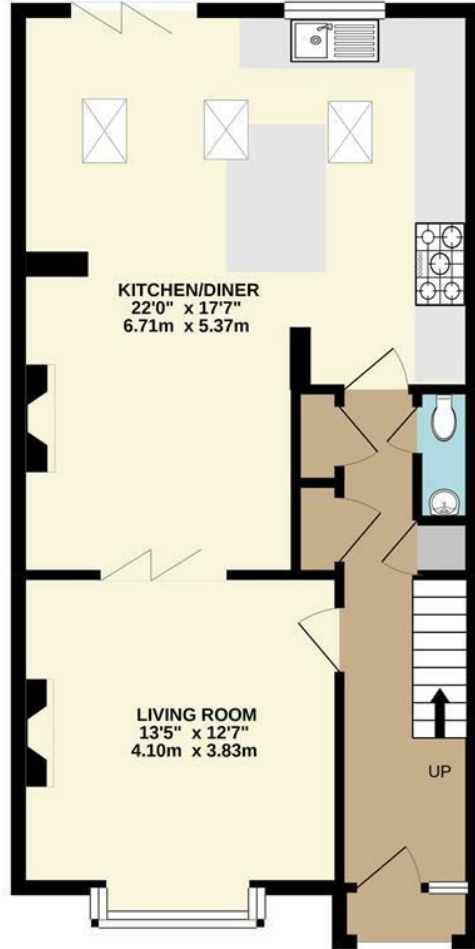
£425,000 Freehold

Chard Road,

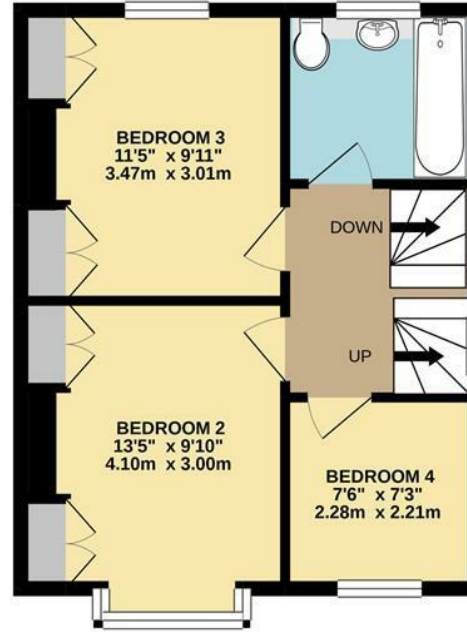
Heavitree, Exeter, Devon, EX1 3AY

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



2ND FLOOR



## SUMMARY

A superbly presented four bedroom semi detached family home located on a sought after road within the popular residential area of Heavitree. Well regarded primary & secondary schools are within easy reach of the property, as is Heavitree Park. The property offers convenient access to a regular bus service and is well situated for access to major road links including the M5 and A30.

This light and spacious home offers versatile accommodation arranged over three floors and is perfectly suited to modern family life. In brief the accommodation comprises entrance hall, bay fronted living room, cloakroom and open plan kitchen/diner family room. This room is a particular feature of the property enjoying a fully integrated kitchen, a snug area with wood burning stove and bi-fold doors offering access to the rear garden.

To the first floor are three good sized bedrooms and the family bathroom with the master bedroom and ensuite shower room situated to the second floor.

Outside the property enjoys a generous garden laid predominantly to lawn, artificial grass and a patio which provides a pleasant seating area. To the front of the property is a private driveway offering off road parking for one vehicle, a shared driveway gives access to the rear garden and single garage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

### 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.

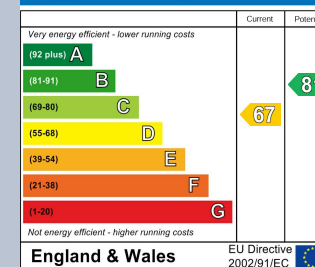




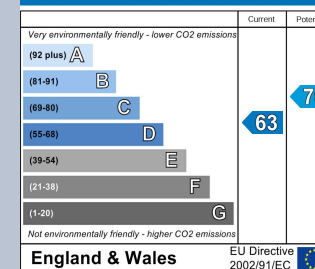
## THINKING OF SELLING?

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



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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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