

naomi j ryan  
estate agents



Bungalow - Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage, Driveway & Additional Parking



Corner Plot



Council Tax Band: D

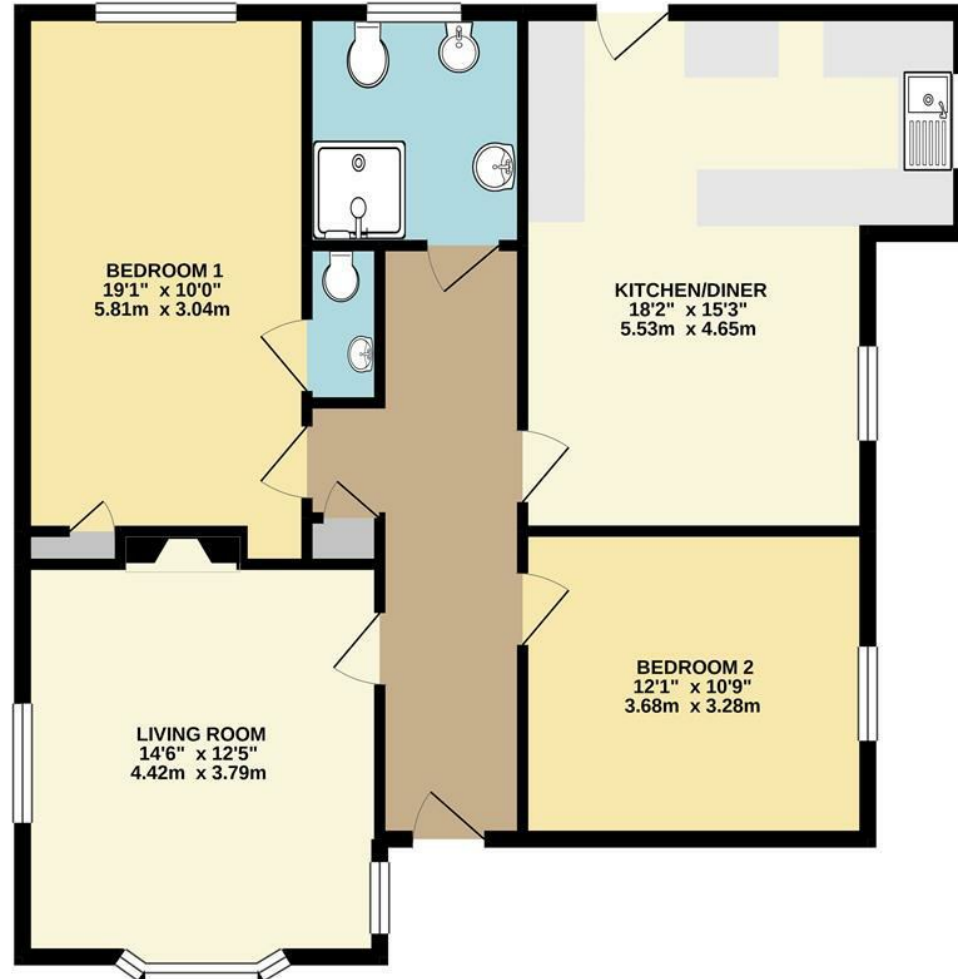
Guide Price £320,000  
Freehold

Sweetbrier Lane,

Heavitree, Exeter, Devon, EX1 3AR

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

SWEETBRIER LANE



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 rare opportunity to acquire a two double bedroom detached bungalow located on a sought after road within the popular residential area of Heavitree. The property offers convenient access to a wide range of local amenities on Heavitree Fore Street, a regular bus service and Heavitree Park.

Occupying a level corner plot the property offers well presented accommodation throughout comprising in brief entrance hall, living room, open plan kitchen/diner, shower room and two double bedrooms with the master bedroom enjoying the use of an ensuite WC. A partially boarded loft with pull down ladder and light offers ample storage space.

A particular feature of this property are its gardens, surrounded on all sides it enjoys the use of a pleasant rear garden with a sunny southerly aspect as well as front and side gardens laid predominantly to lawn. The property also offers a single garage and driveway with additional off road parking.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

## 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.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.



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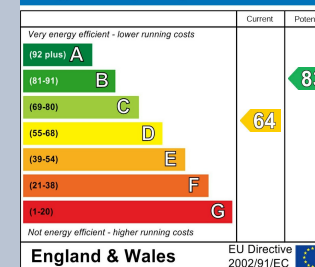




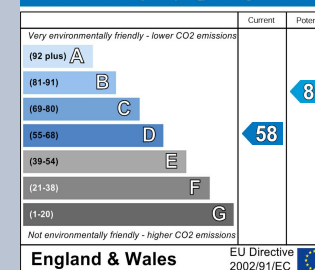
## THINKING OF SELLING?

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