

naomi j ryan
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private
Driveway



Enclosed Rear Garden



Council Tax Band:

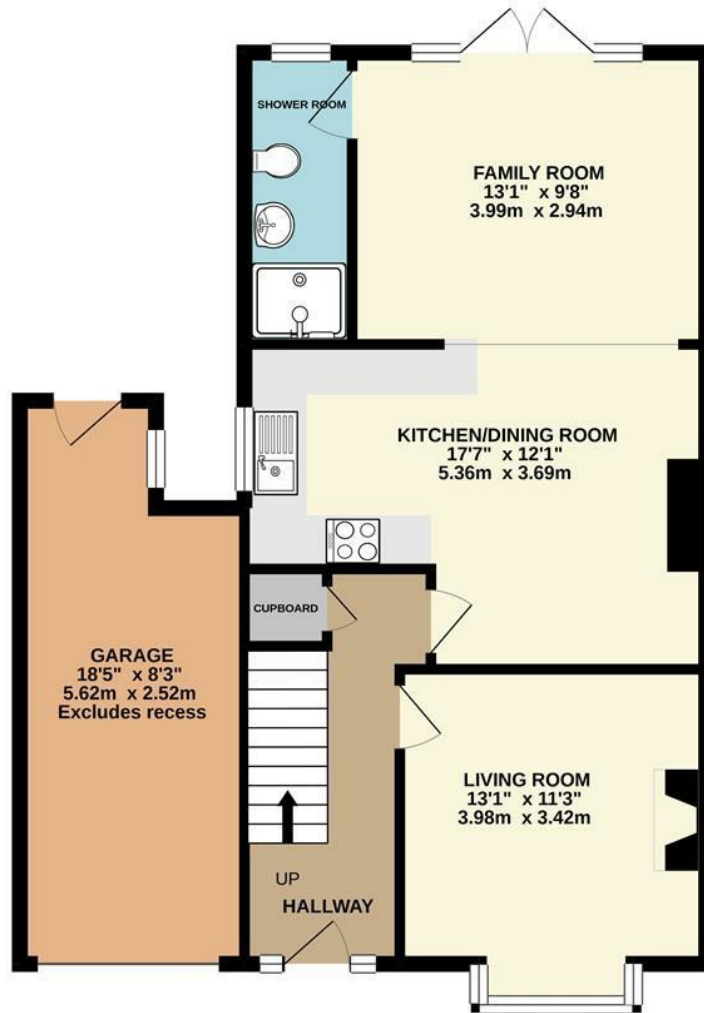
£350,000 Freehold

Mile Lane,

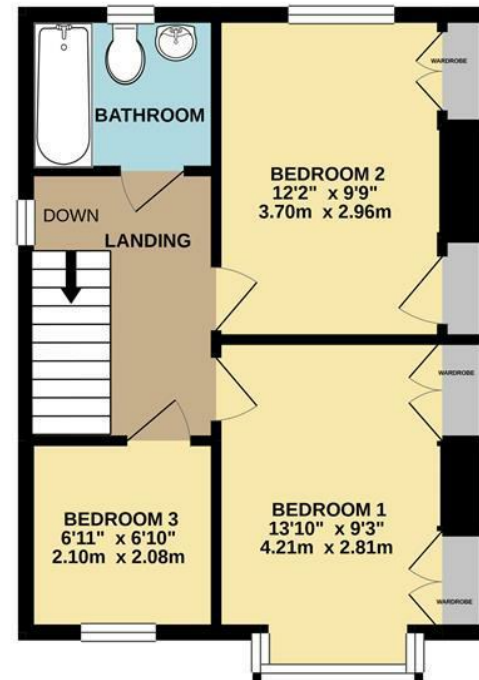
Beacon Heath, Exeter, Devon, EX4 9AA

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GROUND FLOOR



1ST FLOOR





SUMMARY

A well presented and extended three bedroom semi detached house located in no through road and with superb views across Exeter to the rear. The property is within walking distance of St James School and local amenities including Morrisons supermarket. The property has been extended by the current owner on the ground floor with the addition of a family room onto the open plan kitchen/dining room, including the addition of a ground floor shower room.

The house has a spacious feel throughout and has accommodation comprising entrance hall, living room with bay window, open plan kitchen/dining/family room, ground floor shower room, three bedrooms, first floor bathroom and gas central heating. Outside is a superb enclosed rear garden with raised timber decked terrace giving access down to a paved patio. The rear garden is laid mostly to lawn with a variety of shrubs. Access can be gained into the garage from the rear garden.

To the front of the house is a private driveaway providing off road parking for three vehicles in front of the single garage.

Early internal viewing is highly recommended and a Virtual Viewing is available online.

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.



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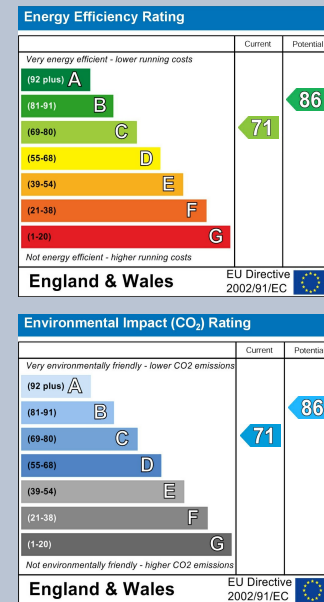
THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.

Call 01392 215283

or email

enquiries@naomijryan.co.uk



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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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