

naomi j ryan  
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



2 Allocated Space



Enclosed Rear Garden



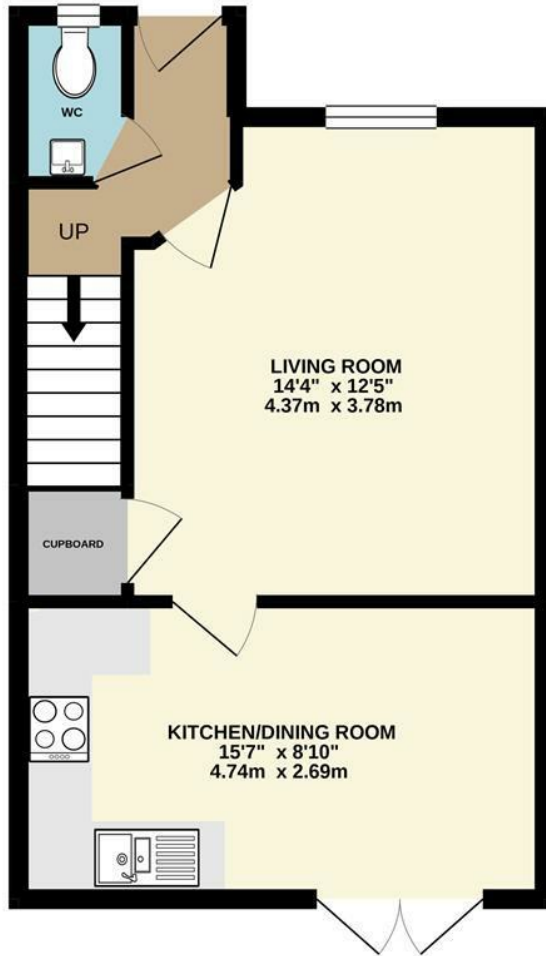
Council Tax Band: C

£250,000 Freehold

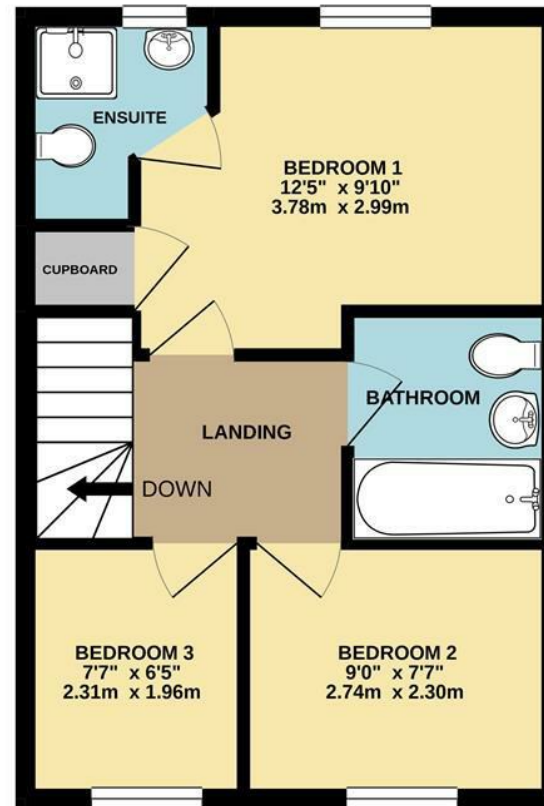
Ashcroft Road,  
Hill Barton Vale, Exeter, EX1 3FU

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

GROUND FLOOR



1ST FLOOR



## SUMMARY

A well presented three bedroom house with two allocated parking spaces and level enclosed rear garden. The house is located on the newly built development of Hill Barton Vale and is conveniently situated for access to the Met Office, major road networks and local amenities.

The spacious accommodation comprises entrance hall, ground floor cloakroom, living room, modern kitchen/dining room, three bedrooms, ensuite shower room, bathroom, district heating and double glazing. Outside is a well maintained and enclosed rear garden which is laid mostly to lawn with paved patio area. Located to the front of the house are two allocated parking spaces.

Early internal viewing is highly recommended and a 360 Virtual Viewing is available via 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.



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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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.

18 southernhay west, exeter, ex1 1pj

t&f . 01392 215283

e . [enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

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

company registration number 6693899