

naomi j ryan
estate agents

Semi-Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 3

Gas Central Heating

Private Driveway

Front & Rear Gardens

Council Tax Band: B

£299,950 Freehold

11 Attwyll Avenue,

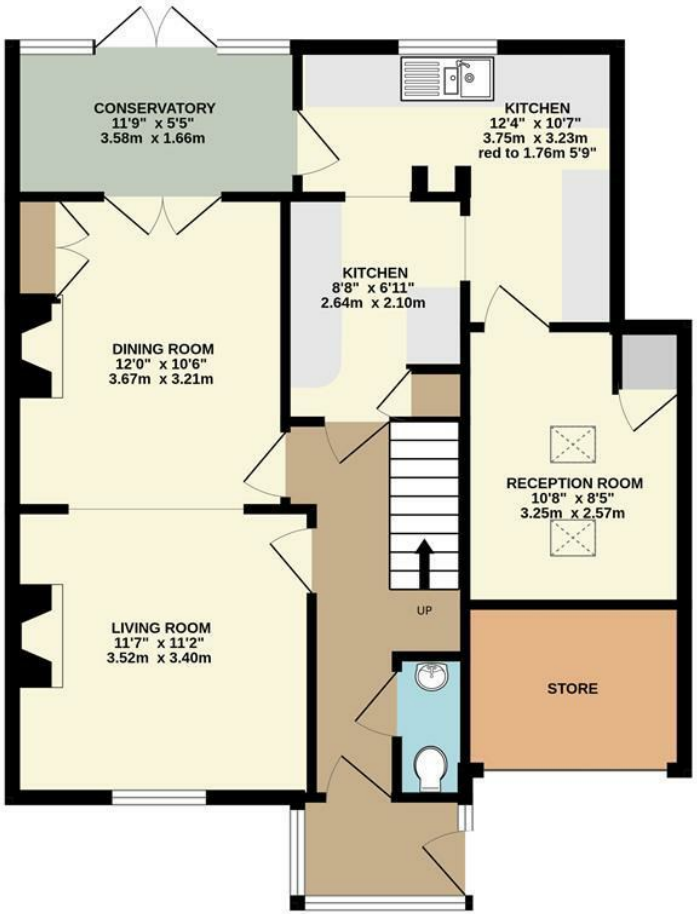
St Loyes, Exeter, EX2 5HN

www.naomijryan.co.uk

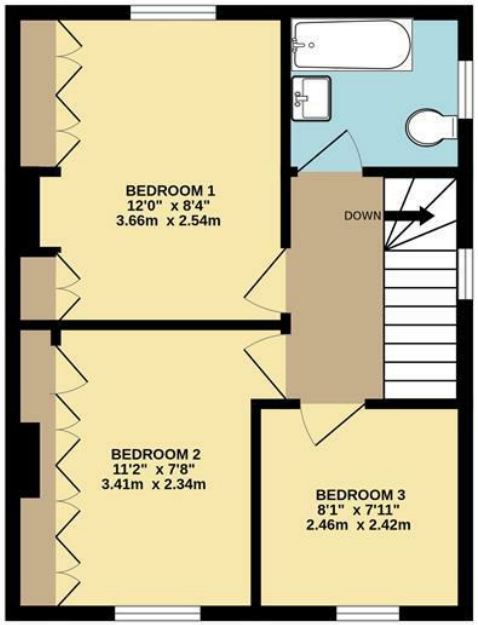
11 Attwyll Avenue, St Loyes, Exeter, EX2 5HN

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GROUND FLOOR



1ST 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

An extended three-bedroom semi-detached home, offered for sale with no onward chain and presenting an excellent opportunity for modernisation and improvement.

Situated in a convenient location, the property offers excellent access to a range of local amenities, including regular bus services, well-regarded schools, and the RD&E Hospital. Heavitree Fore Street is also within easy reach, offering an excellent selection of shops, cafés, pubs, and eateries.

The spacious accommodation has been significantly extended on the ground floor and briefly comprises an entrance porch, welcoming hallway, ground floor cloakroom, and a bright dual-aspect open-plan living/dining room, originally two separate reception rooms. Further accommodation includes a conservatory, an extended kitchen, and an additional reception room that would make an ideal family room, playroom, or home office. On the first floor are three generous bedrooms and a family bathroom. A loft hatch and ladder in bedroom two provides access to an attic space with two roof light windows.

Outside, the enclosed rear garden has a paved patio area, offering an attractive seating area, while a circular pathway meanders through the garden, which is well stocked with a variety of mature trees. A useful garden shed is included, and a side gate provides convenient access to the front of the property.

To the front, double gates open onto a private driveway providing off-road parking. The former garage now provides a useful storage area.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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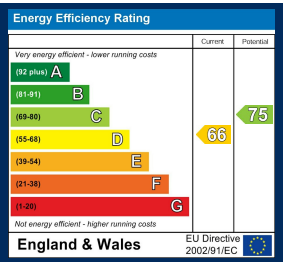
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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