

naomi j ryan
estate agents

Coachhouse

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage & Parking Space

No Garden

Council Tax Band: B

Guide Price:
£220,000 - £230,000

60 Russell Walk,

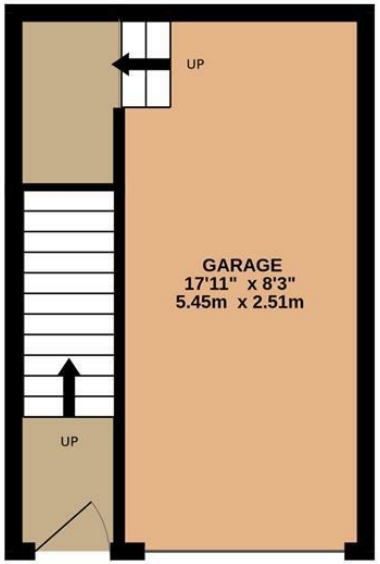
Kings Heath, Exeter, EX2 7TN

www.naomijryan.co.uk

60 Russell Walk, Kings Heath, Exeter, EX2 7TN

Guide Price: £220,000 - £230,000 Freehold

GROUND FLOOR

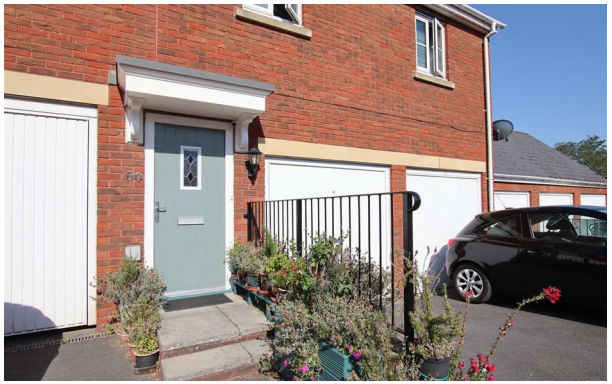


1ST FLOOR



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

Guide Price £220,000 - £230,000:

A beautifully presented two-bedroom coach house offering light and spacious accommodation throughout. Situated in the popular residential area of Kings Heath, the property enjoys excellent access to a range of local amenities, including Digby & Sowton railway station, the highly regarded Clyst Heath Nursery & Community Primary School, and convenient links to the major road networks surrounding the city.

The accommodation comprises an entrance hall with stairs to the first-floor landing, where there are two useful storage cupboards. The bright and spacious dual-aspect open-plan living/dining room provides an excellent living space, complemented by a separate modern fitted kitchen. There are two double bedrooms and a well-appointed bathroom.

Directly beneath the property is a single garage with steps leading to a useful under-stairs storage area. There is additional parking available for one car in front of the garage.

Early internal viewing is highly recommended to fully appreciate the accommodation and convenient location on offer.

MATERIAL INFORMATION

Estate Management Charge: Approximately £270 per annum.

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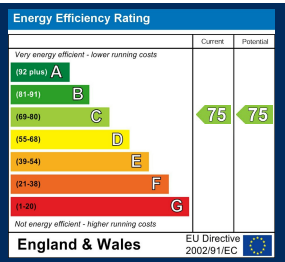
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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