



naomi j ryan
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage and Driveway



Front & Rear Gardens



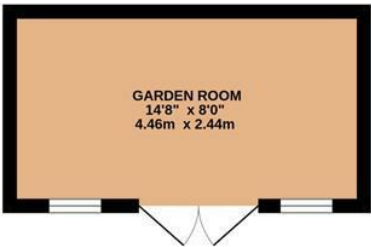
Council Tax Band: D

Guide Price
£350,000 - £365,000 Freehold

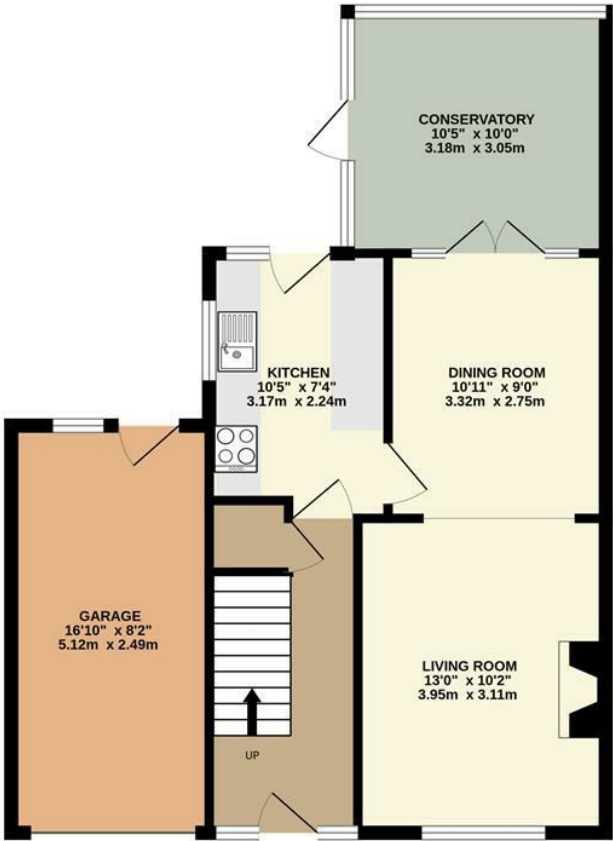
10 Gilbert Avenue,
Broadfields, Exeter, EX2 5NZ

www.naomijryan.co.uk

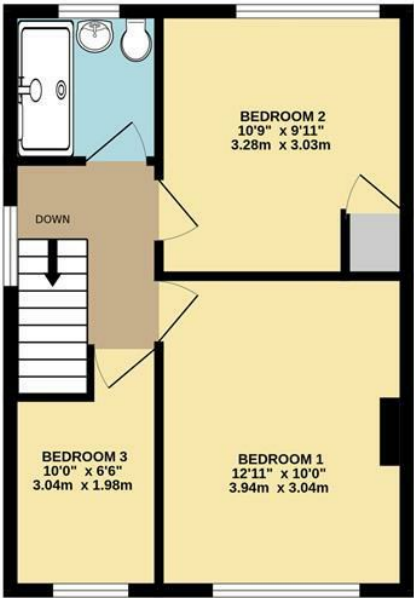
GARDEN ROOM



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 £350,000 - £365,000:

A beautifully presented three-bedroom semi-detached home with a conservatory and detached garden room, located in the highly sought-after residential area of Broadfields. Ideally positioned for easy access to a range of local amenities, the property is within close proximity of a regular bus service, the Royal Devon & Exeter Hospital, Exeter city centre and the major road network. A selection of well-regarded primary and secondary schools can also be found nearby.

This stylish and versatile home is ready to move straight into and offers well-appointed accommodation throughout. The ground floor comprises an entrance hall featuring a contemporary glass balustrade, a modern fitted kitchen, and a spacious open-plan living/dining room with wood-effect flooring and an attractive gas fireplace. Double doors from the dining area lead into a generous conservatory, creating an excellent additional reception space with views over the garden.

On the first floor are three well-proportioned bedrooms and a modern shower room, all presented to a high standard.

A particular feature of the property is the superb rear garden, arranged in two distinct sections. The first area is designed for easy outdoor living, with a decked seating terrace ideal for entertaining or relaxing. Beyond, a gate opens to a lawned garden enjoying wonderful views across the surrounding area. A pergola creates a further seating area, while the detached garden room provides a highly versatile space suitable for a home office, studio, gym or hobby room. Benefiting from power, lighting and double doors overlooking the garden, it offers excellent flexibility for modern living.

To the side of the property is a single garage with an up-and-over door to the front, together with a rear door and window providing access to the garden. The garage is also equipped with power and lighting.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Virgin.

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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PROPERTY
AWARDS

2021
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



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PROPERTY
AWARDS

2022
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



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PROPERTY
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2023
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2024
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2025
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