



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



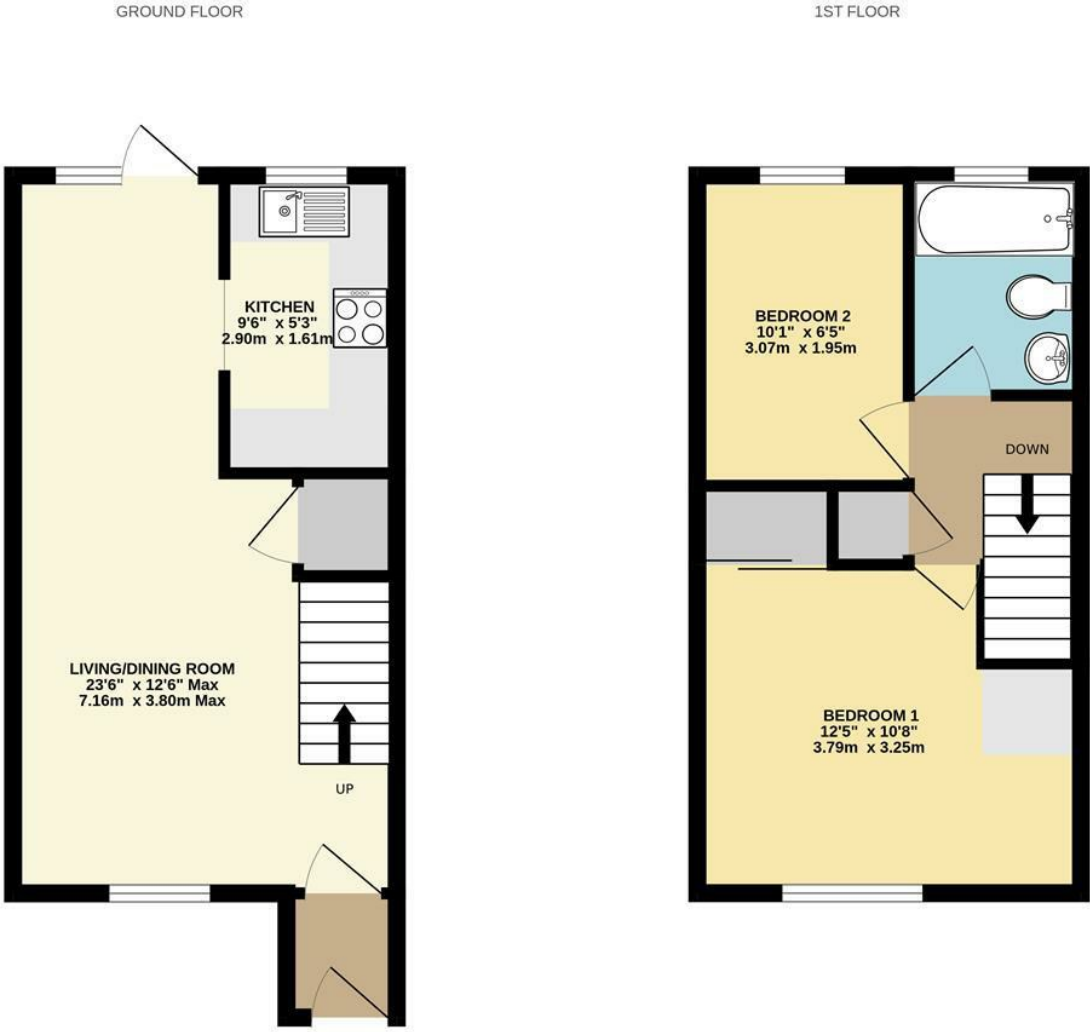
Front & Rear Gardens Council Tax Band: C



Guide Price:
£225,000 - £220,000 Freehold

35 Lichgate Road,
Alphington, Exeter, Devon, EX2 8FJ

www.naomijryan.co.uk



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 £210,000 - £220,000:

A light and generously proportioned two-bedroom mid-terrace home, set within a popular and well-established residential area, offered for sale with no onward chain. Tucked away in a small cul-de-sac, the property enjoys an attractive open outlook to the front across green space.

The location provides easy access to a range of local amenities, including a doctor's surgery, regular bus services, a public house, and a convenience store. It is also ideally positioned for access to Exeter city centre and the surrounding major road network.

The ground floor accommodation comprises an entrance porch, a spacious dual-aspect open-plan living/dining room, and a separate kitchen. Upstairs, there are two bedrooms and a family bathroom.

Outside, the property benefits from a charming enclosed rear garden, featuring a brick-paved patio and a raised decked seating area. A rear gate leads to a pathway that provides access to the parking area, which offers one allocated space. To the front of the house is a further area of garden which is laid to lawn.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

There are no maintenance charges associated with this property.

MATERIAL INFORMATION

Construction notes: Brick/Timber Frame

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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ESTATE AGENT
IN EXETER



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