



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Private Driveway



Front & Rear Gardens



Council Tax Band: B

£280,000 Freehold

25 Attwyll Avenue,

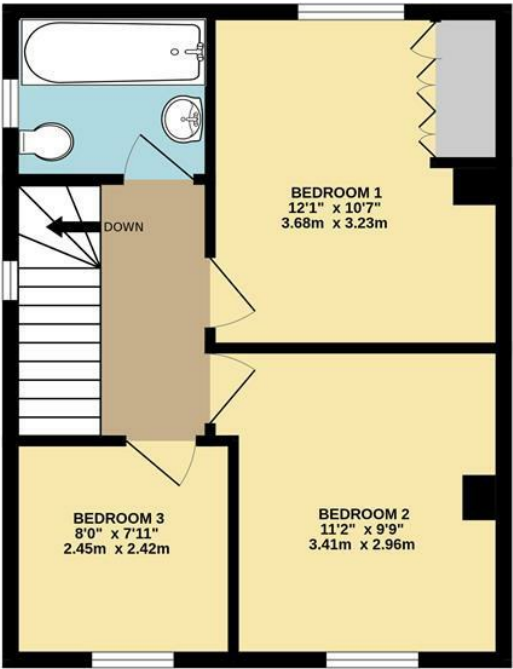
St Loyes, Exeter, EX2 5HN

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

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

A well-presented three-bedroom semi-detached home with a private driveway, offered for sale with no onward chain and situated in this popular residential location.

Conveniently positioned, the property enjoys easy access to a wide range of local amenities, including regular bus services, highly regarded schools, and the RD&E Hospital. Heavitree Fore Street is also within easy reach, providing an excellent selection of independent shops, cafés, pubs, and restaurants.

The spacious accommodation comprises an entrance hall, a bright dual-aspect open-plan living/dining room, a kitchen with direct access to the rear garden, a ground floor cloakroom, three well-proportioned bedrooms, and a family bathroom on the first floor.

Outside, the enclosed rear garden offers a pleasant space to relax and enjoy the outdoors, featuring a patio area with steps leading up to a lawned garden. The garden continues along the side of the property and benefits from gated access to the private driveway.

To the front of the house, the private driveway provides off-road parking, alongside an attractive lawned garden bordered by a variety of seasonal flowers and planting.

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.



