



naomi j ryan
estate agents



Link Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage and Driveway



Front and Rear
Gardens



Council Tax Band: C

Guide Price:

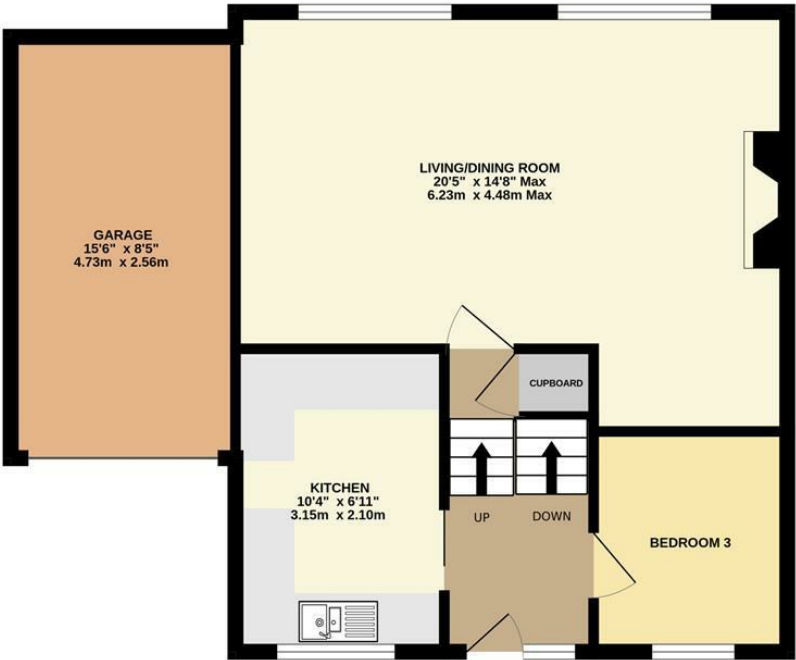
£250,000 - £260,000 Freehold

83 Chancellors Way,

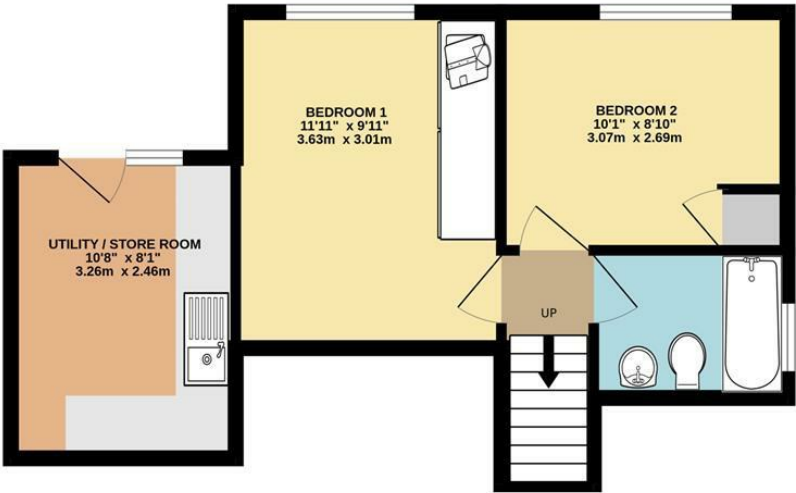
Beacon Heath, Exeter, EX4 9DX

www.naomijryan.co.uk

ENTRANCE FLOOR



GROUND 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 £250,000 - £260,000:

A light and spacious three-bedroom link-detached home, offered for sale with no onward chain and enjoying far-reaching views across Exeter from the rear.

Situated in a sought-after residential location, the property benefits from convenient access to highly regarded primary and secondary schools, regular public transport links, and Exeter City Centre.

The accommodation is arranged over split levels, creating a versatile and spacious layout. Upon entering, the entrance level provides access to the kitchen and a third bedroom, ideal as a guest room, home office, or study. Stairs lead up to an impressive open-plan living and dining room, where large windows frame superb panoramic views across the city. From the entrance hall, a further staircase leads down to two generous double bedrooms and a contemporary family bathroom.

Outside, the enclosed rear garden is accessed via steps to the side of the property and offers a wonderful outdoor retreat. Predominantly laid to lawn, the garden also features a paved patio area, mature shrubs, and a garden shed providing useful storage. Located beneath the garage and accessible from the garden is a useful store/utility room.

To the front, the terraced garden incorporates paved and rockery areas, creating an attractive and low-maintenance approach to the property.

A single garage and private driveway provide valuable off-road parking.

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.



