naomi j ryan
estate agents

House - Terraced

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Gas Central Heating

Allocated Parking Space

Garden

Council Tax Band: B

£185,000 Freehold

Celia Crescent,

Beacon Heath, Exeter, EX4 9DU

www.naomijryan.co.uk

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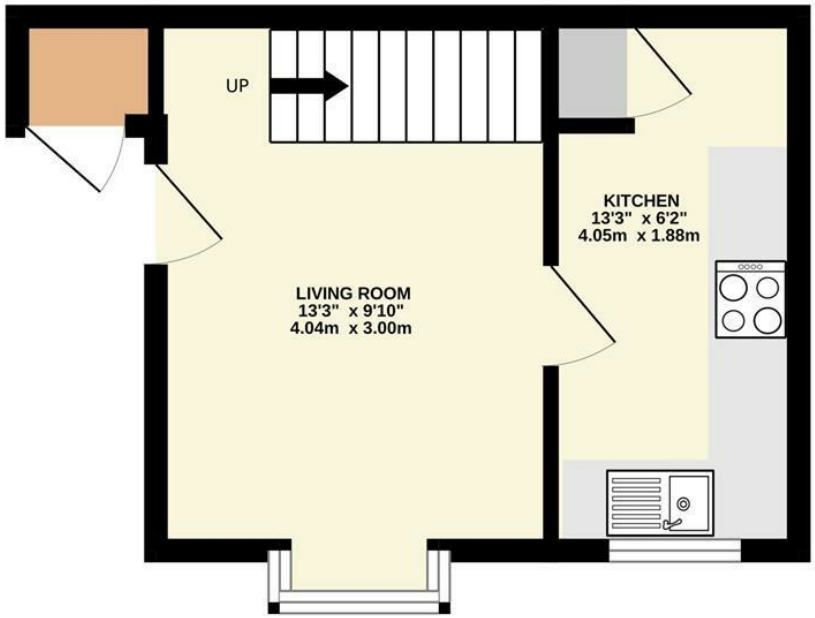
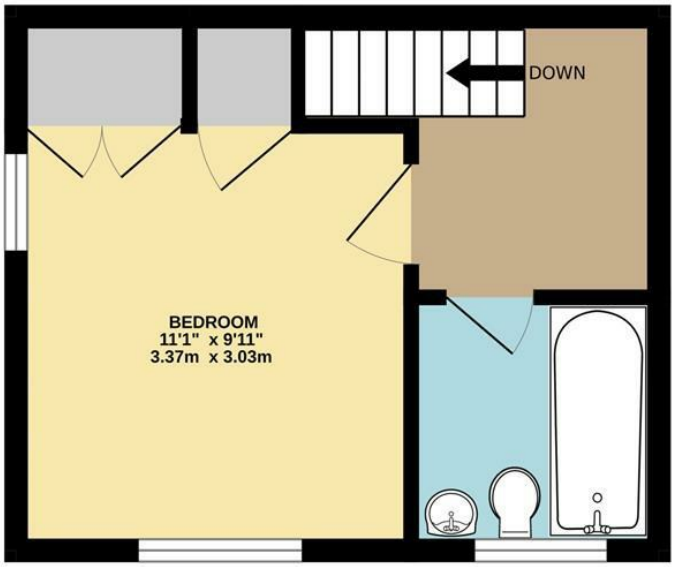
£185,000 Freehold

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

A well presented one bedroom house occupying an elevated position within this popular and well established residential area.
The accommodation comprises of a living room and kitchen to the ground floor. A dual aspect double bedroom with fitted wardrobes and a bathroom are located to the first floor. Outside the property enjoys an open area of garden to the front of the property predominantly laid to lawn, an enclosed courtyard and an outdoor store cupboard. An allocated parking space is located in a residents carpark nearby as well as off road visitors parking.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £750 per calendar month, providing a gross rental yield of 4.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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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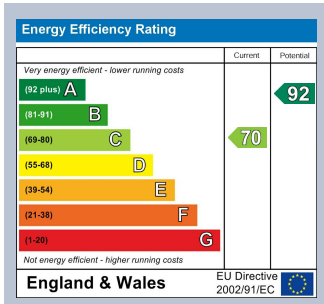

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899