



naomi j ryan  
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Off Road  
Parking Space



Enclosed Rear Garden



Council Tax Band: C

£300,000 Freehold



St. Katherines Road,

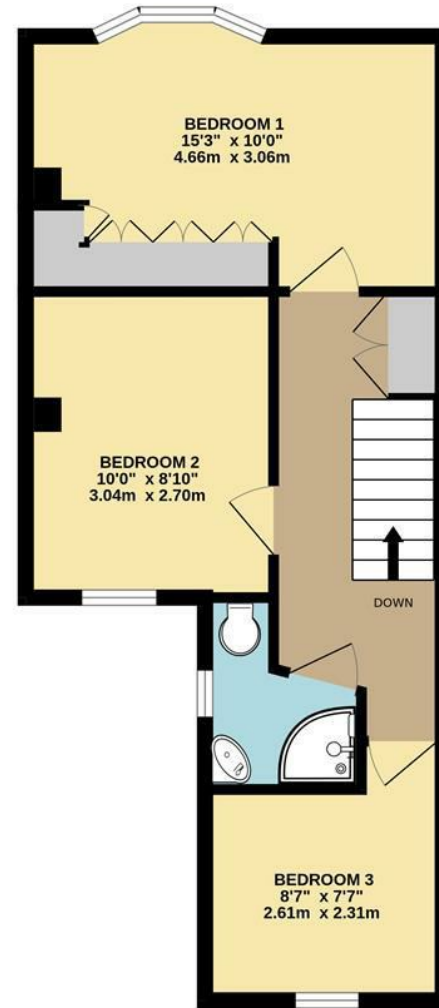
Exeter, EX4 7JJ

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

GROUND FLOOR



1ST FLOOR



## SUMMARY

A spacious and well-presented three-bedroom terraced house is conveniently located within walking distance of Polsloe Train Station, Morrison's Supermarket, and within easy reach of the City Centre.

Being sold with no onward chain, the property comprises an entrance hall, a superb open plan and dual aspect living/dining room, a newly fitted kitchen with a comprehensive range of wall and base units, and a delightful view over the rear garden. On the first floor are three good-sized bedrooms and a modern shower room.

Outside is a delightful enclosed rear garden, laid to lawn with a paved patio area providing a pleasant seating area. A pathway leads to the single garage which has power and light. In front of the garage is an additional off-road parking space.

Early internal viewing is highly recommended.

## 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.

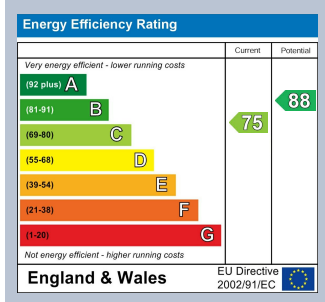
## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250 per calendar month, providing a gross rental yield of 4.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



naomi j ryan  
estate agents





 **naomi j ryan**  
estate agents

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