



naomi j ryan
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit
Parking



Enclosed Rear Garden Council Tax Band: B



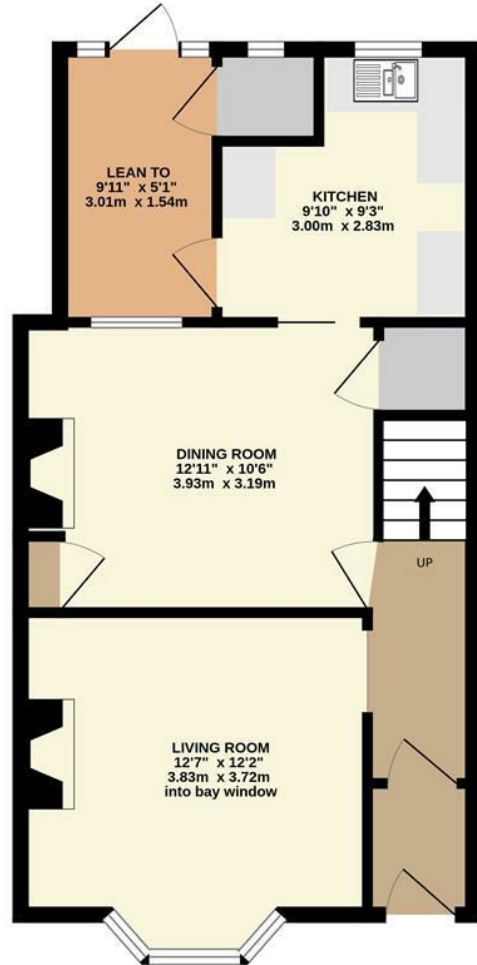
£289,950 Freehold



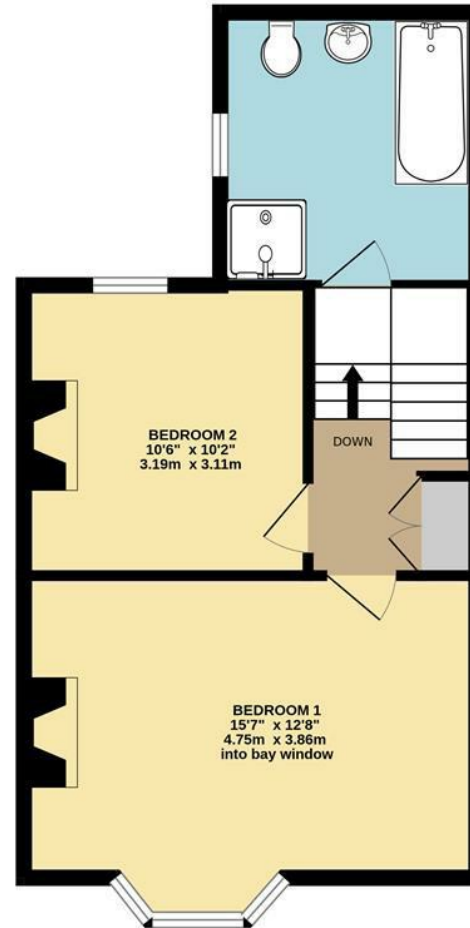
Rosebery Road,
Exeter, EX4 6LT

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A spacious and well-presented two-bedroom terraced house located within the highly convenient area of Mount Pleasant. This bay-fronted house offers excellent access to the City Centre, local amenities such as Mount Pleasant Health Centre, Abbots Park, and well-regarded schools. St James Train Station is also within easy reach.

The accommodation comprises entrance hall, living room with bay window and feature fireplace recess, separate dining room with feature fireplace, kitchen, and a useful lean-to utility/storage off the kitchen with former WC (not plumbed in) and access to the rear garden. To the first floor are two double bedrooms, both with feature fireplaces and a bay window to the main bedroom. The spacious first floor bathroom has a bath and separate shower.

Outside is an enclosed courtyard garden with a gate on to a rear access lane.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

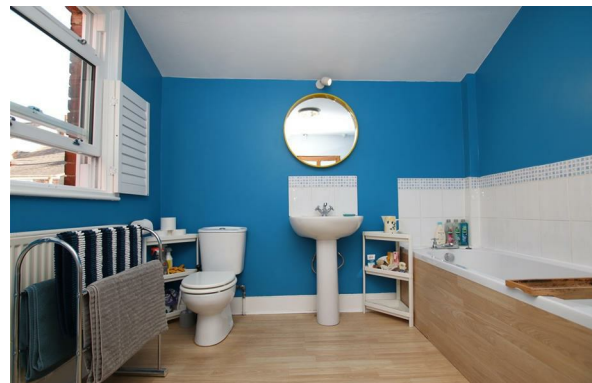
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 4.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

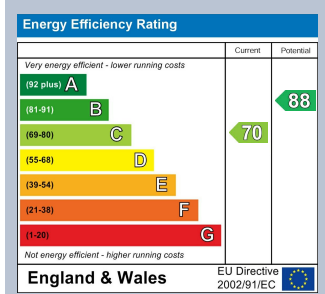
REFERRAL FEE DISCLOSURE

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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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.

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