



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating Two Allocated Parking
Spaces



South Facing Garden Council Tax Band: B



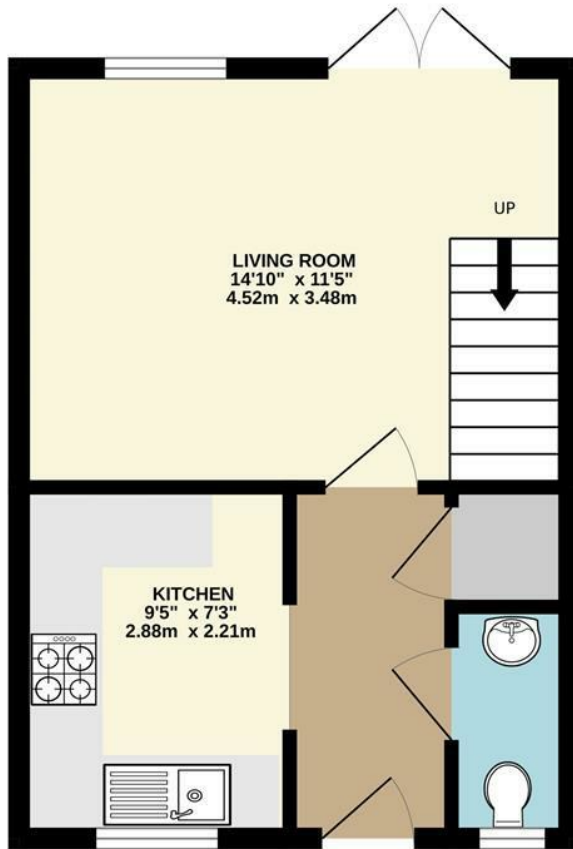
£230,000 Freehold

Chaucer Grove,

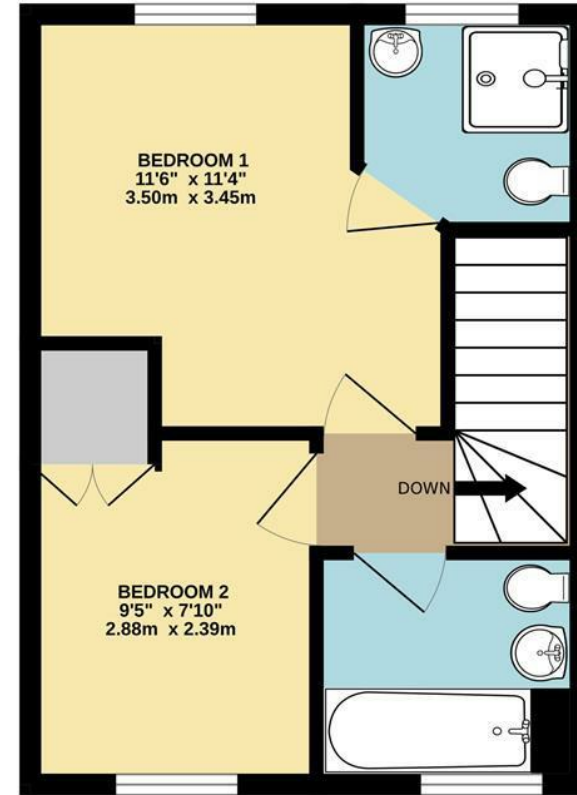
Polsloe, Exeter, EX4 7BX

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A fantastic opportunity to acquire this modern two double bedroom property located on a no through road within the popular residential area of Polsloe. Offered to the market for sale with no onward chain the property represents an ideal investment purchase or first time buy. The property is conveniently located within walking distance of Polsloe Train Station, Morrison's Supermarket and is also within easy reach of the city centre.

The accommodation is well presented throughout and comprises in brief entrance hall, cloakroom, modern fitted kitchen and living/dining room to the ground floor. Two double bedrooms, master ensuite shower room and a bathroom are situated to the first floor. Outside the property enjoys a well maintained and fully enclosed garden enjoying a good degree of privacy and a sunny southerly aspect. Two allocated parking space's are located in a parking area at the rear of the property.

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

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 £1100 per calendar month, providing a gross rental yield of 5.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

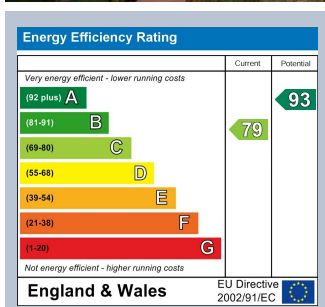
REFERRAL FEE DISCLOSURE

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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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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