



naomi j ryan
estate agents



Terraced



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



On Street Permit
Parking



Enclosed Rear Garden Council Tax Band: B



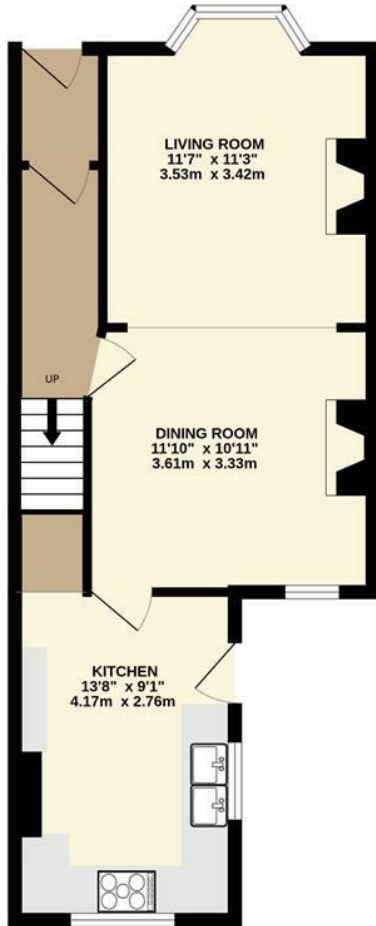
Guide Price:
£425,000 - £450,000 Freehold

Park Road,

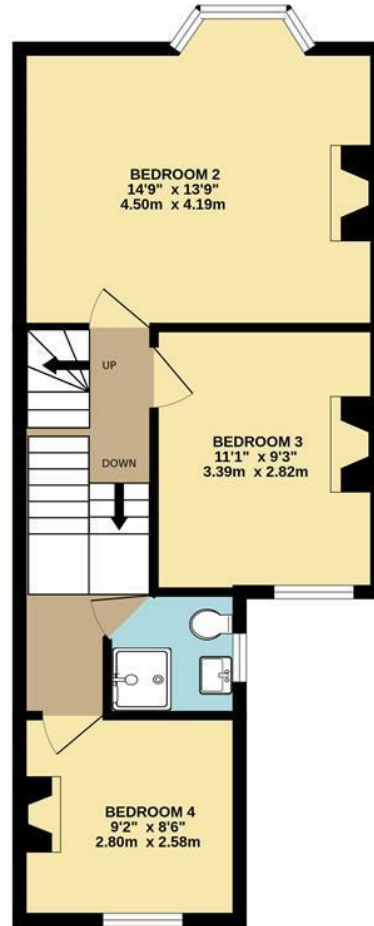
Mount Pleasant, Exeter, EX1 2HT

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



2ND 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 £425,000 - £450,000:

This is a superb example of a period four-bedroom property located within the highly convenient area of Mount Pleasant. The property offers easy access to local amenities such as Waitrose Supermarket, well-regarded schools, Belmont Park, Heavitree Park, Polsloe Bridge Train Station, a regular bus service and Exeter's City Centre are also within easy reach.

Extended by the current owners with the conversion of the attic space, creating a spacious double bedroom and second bathroom, both with delightful views across the city. The well-presented accommodation comprises entrance porch, hallway, open plan living/dining room with bay window to the front, modern fitted kitchen, four bedrooms, first-floor shower room, and a modern second-floor bathroom with a freestanding bath and micro cement walls creating a stylish and ultra-modern finish.

Outside is a delightful enclosed rear garden, laid to lawn with a useful timber build storage shed. A decked area provides a pleasant seating area. To the front of the house is a small enclosed garden planted with various rose bushes and an established wisteria.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	



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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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