



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit  
Required



Enclosed Rear Garden



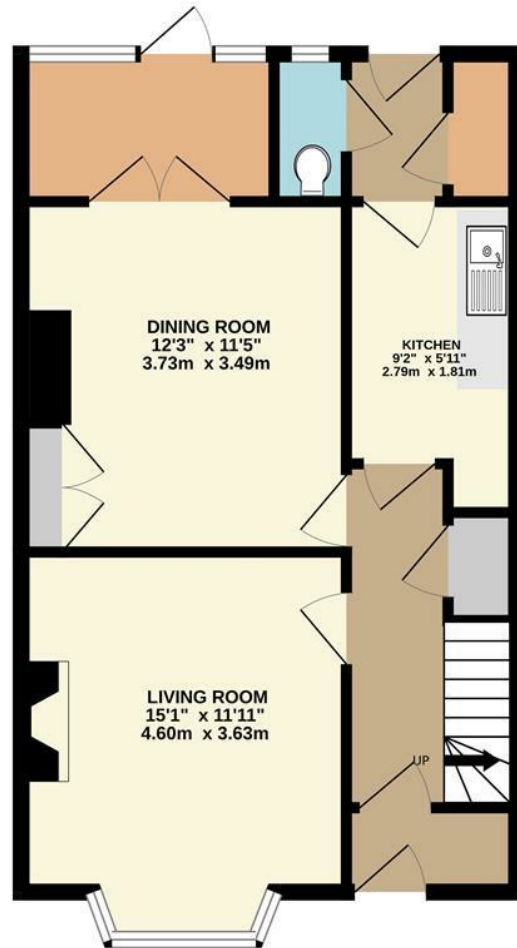
Council Tax Band: B

£280,000 Freehold

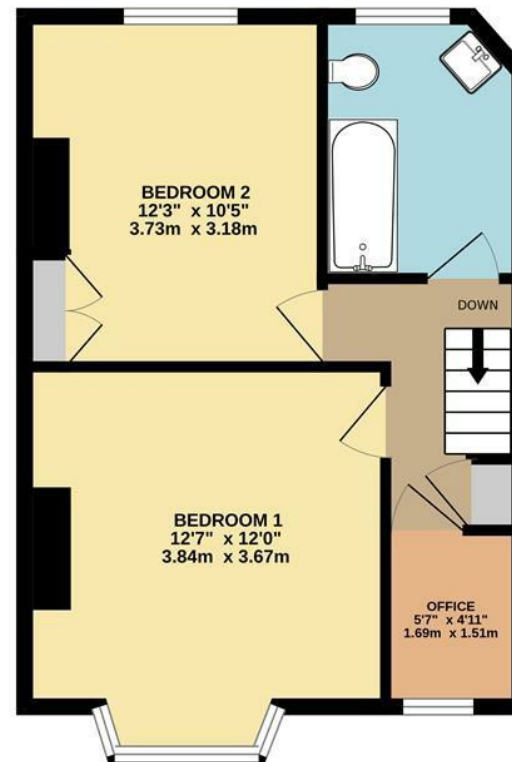
Monkswell Road,  
Mount Pleasant, Exeter, EX4 7AX

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

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 fantastic opportunity to acquire this fine example of a period, two bedroom property located within the highly convenient area of Mount Pleasant. Occupying a tucked away position this property offers easy access to local amenities such as Mount Pleasant Health Centre, Priory Park, a variety of Supermarket's and well regarded schools. Polsloe Bridge Train Station, a regular bus service and Exeter's City Centre are also within easy reach.

The accommodation is light and spacious throughout, retaining original, character features. The property comprises of an entrance hall, bay fronted living room, dining room, kitchen, garden room, WC and utility space to the ground floor. Two double bedrooms, a generous family bathroom and an office are located to the first floor and complete the accommodation. The property has a large, accessible loft space. Outside the property enjoys an enclosed and mature rear garden of generous proportions with rear access to a service alley.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

### 360 VIRTUAL TOUR

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

### VIEWING ARRANGEMENTS

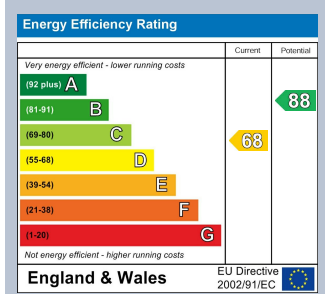
Strictly by appointment with Naomi J Ryan Estate Agents.

### 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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