



naomi j ryan
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Permit
Parking



Rear Garden



Council Tax Band: B

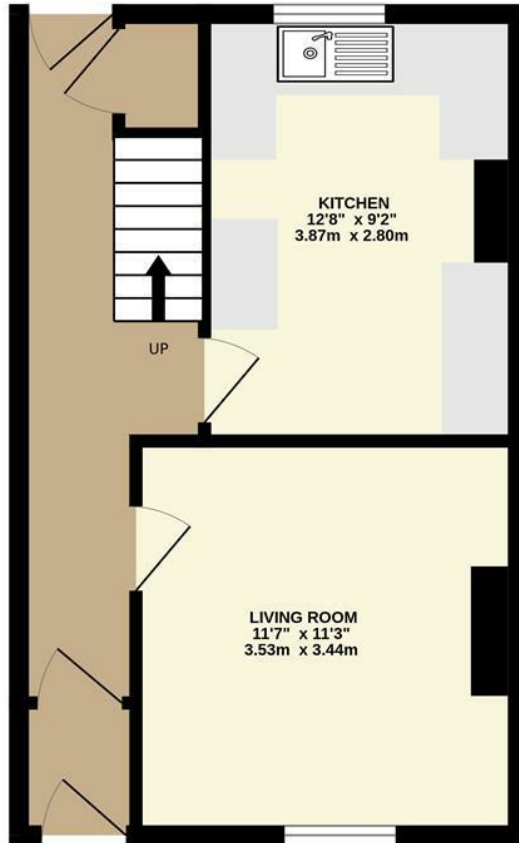
Offers Over £240,000 Freehold



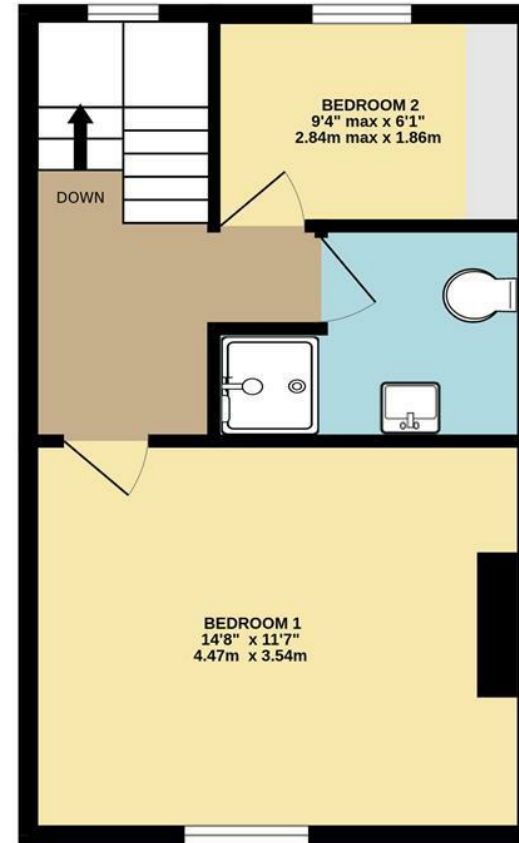
Parr Street,
Newtown, Exeter, EX1 2BD

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A well-presented two-bedroom property located in central Exeter and offered to the market for sale with no onward chain. Situated within the highly convenient residential area of Newtown the property offers excellent access to the City Centre, Waitrose, the Royal Devon & Exeter Hospital, and the recently opened St Sidwells Point Leisure Centre.

The property has accommodation comprising entrance porch, hallway, spacious living room, separate kitchen, two first-floor bedrooms and a modern first-floor shower room.

Outside is a delightful enclosed and paved rear garden with a useful storage shed and a gate providing pedestrian access to the rear.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

AGENTS NOTE

The property is being sold with no onward chain.

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 £995 per calendar month, providing a gross rental yield of 4.7%. 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.





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 77 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



BRITISH PROPERTY AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2023
★★★★★
GOLD WINNER
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