



naomi j ryan
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Two Allocated Spaces



Enclosed Rear Garden



Council Tax Band: B

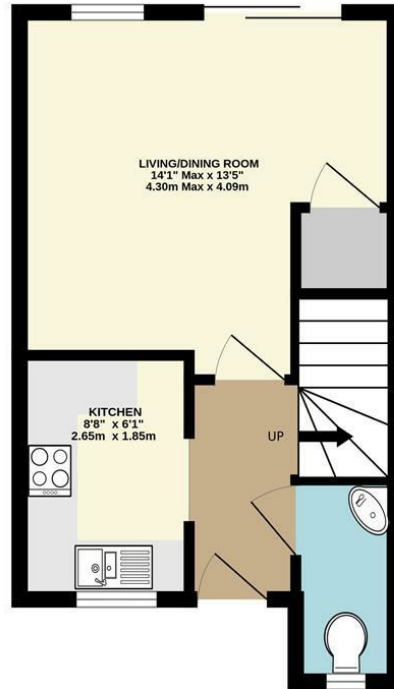
£270,000 Freehold



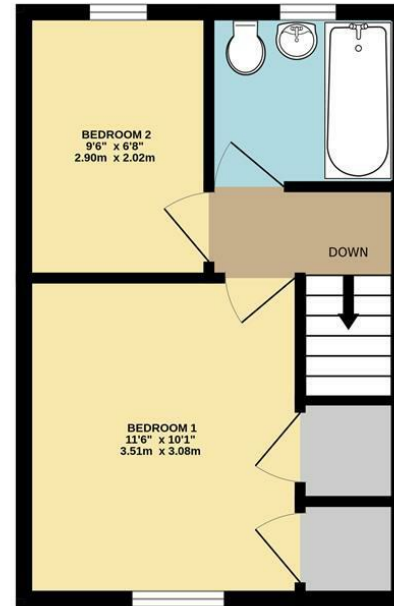
3 Greyfriars Road,
Mount Pleasant, Exeter, EX4 7BS

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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Material Information:

Construction notes: Traditional construction

Utilities: Mains water, gas, electricity, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting <https://checker.ofcom.org.uk>

SUMMARY

No Onward Chain. A spacious and well-presented modern mid-terraced house with two allocated parking spaces to the rear. The property is situated in a highly convenient location, offering excellent access to the City Centre, Polesloe Train Station, and Priory Park. The property also offers excellent commuter links for those requiring access out of the city via Pinhoe Road.

The accommodation comprises entrance hall, ground floor cloakroom, modern fitted kitchen, a spacious living/dining room with a useful understairs storage cupboard, two first-floor bedrooms, the first with two built-in wardrobes, and a first-floor bathroom.

Outside is an enclosed rear garden with artificial grass and a timber-decked seating area. A garden shed provides useful storage space and a gate allows access to the parking area to the rear. To the rear of the property is a parking area with two allocated parking spaces.

Early internal viewing is highly recommended.

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 4.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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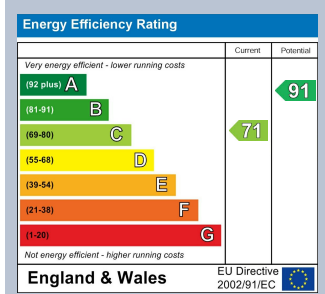
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REFERRAL FEE DISCLOSURE

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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