



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit
Required



South Facing Rear
Garden



Council Tax Band: B

£315,000 Freehold



241 Monks Road,
Mount Pleasant, Exeter, EX4 7BN

www.naomijryan.co.uk



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, three bedroom property located within the highly convenient area of Mount Pleasant. The 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 presented to a high standard offering light and spacious rooms that retain original, character features. In brief the accommodation comprises of an entrance hall, bay fronted living room featuring a striking fireplace with decorative surround and inset tiles, dining room with generous storage options and a contemporary kitchen fitted with stylish units to the ground floor. Three bedrooms and a family bathroom are located to the first floor and complete the accommodation. Outside the property enjoys an enclosed and well maintained rear garden of generous proportions with 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.

MATERIAL INFORMATION

Construction: Brick

Heating: Gas Central Heating

Utilities: Connected to Mains Gas, Electric, Water & 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 their web site. <https://checker.ofcom.org.uk>

360 VIRTUAL TOUR

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

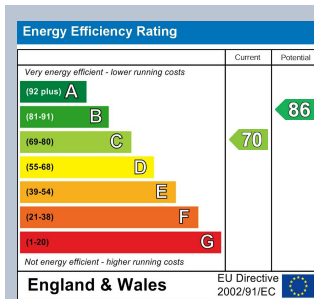
VIEWING ARRANGEMENTS

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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