



naomi j ryan
estate agents



Terraced House



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Gas Central Heating



Permit Parking
on Street



Enclosed Rear Garden



Council Tax Band: C

£325,000 Freehold



56 Manston Road,
Mount Pleasant, Exeter, EX1 2QA

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 superb four-bedroom investment opportunity situated in a highly convenient location, offering excellent access to the City Centre, Polsloe Train Station, and the Royal Devon & Exeter Hospital. The property also offers excellent commuter links for those requiring access out of the city via Pinhoe Road.

This Victorian terraced house offers spacious accommodation throughout and comprises entrance hall, living room with bay window and impressive feature fireplace, open plan kitchen/dining room, ground floor double bedroom with double doors to the rear garden, three first floor double bedrooms, and a first-floor bathroom.

Outside is a delightful enclosed rear garden, laid to lawn with a gate providing pedestrian access to the rear.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is let to four occupants on a joint tenancy.

From 1st October the income will be £19,680 per annum.

Tenants are responsible for all bills.

The owners inform us that the property has been continuously let as a House in Multiple Occupation (HMO) since January 2011 with no voids.

MATERIAL INFORMATION

Construction notes: Brick walls and slate roof.

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 their web site. <https://checker.ofcom.org.uk>

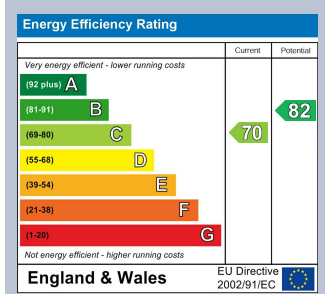
VIEWING ARRANGEMENTS

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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