



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Gas Central
Heating



On Street, Permit
Required



South Facing Garden



Council Tax Band: C

£325,000 Freehold

29 Monks Road,
Mount Pleasant, Exeter, EX4 7AZ

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

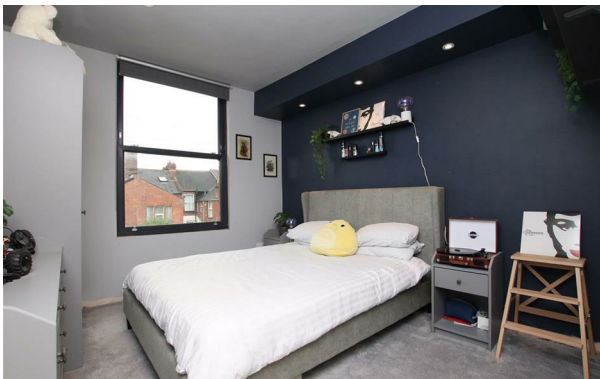
A wonderful example of a period, three double bedroom terrace enjoying generous proportions and offered to the market with no onward chain.

The property has undergone extensive re-modelling, extension and refurbishment by the current owners. Although works are unfinished in places it represents a fantastic opportunity for the next occupiers to put the final stamp on the property. Works that have been completed include a full re-wire, re-plumb, new roof, new windows and a striking front door.

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 light and spacious throughout, retaining original character features with a contemporary feel. In brief the accommodation comprises entrance hall, living room with feature solid wood floor arranged in a herringbone pattern and square bay window, open plan kitchen/dining family room and a utility. There is potential for a ground floor WC, located just off the hall. Plumbing for this is in situ however a suite would need to be fitted. The kitchen/diner is a particular feature of the property, fitted with a hi-spec, stylish kitchen featuring an island, under floor heating, and integrated dishwasher, oven, microwave and five ring gas hob. Bi-fold doors open out onto the rear south facing garden. To the first floor are three generous double bedrooms and a shower room fitted with a contemporary suite featuring a walk in shower with overhead rainfall shower. The principle bedroom is another wonderful feature of this property, a generous size, offering ample fitted wardrobes and a large square bay window.

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



MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Mains Water, Drainage, Gas & Electric

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>

REFERRAL FEE DISCLOSURE

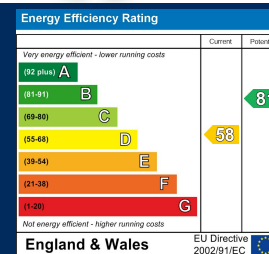
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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