



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: B

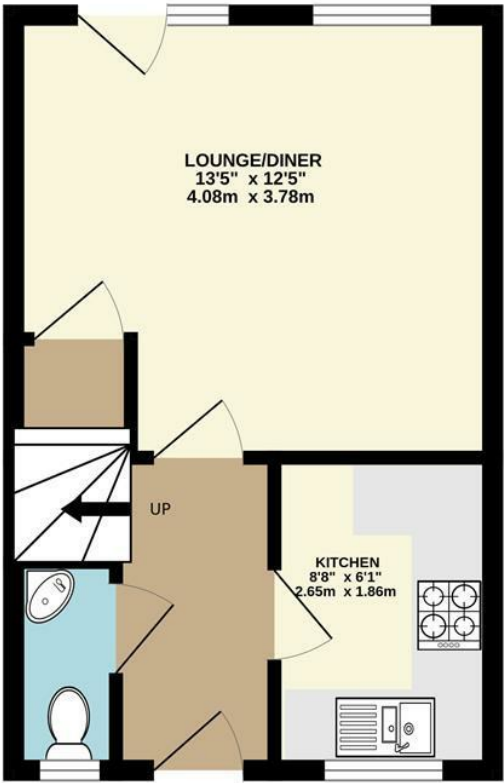
£255,000 Freehold

53 Greyfriars Road,

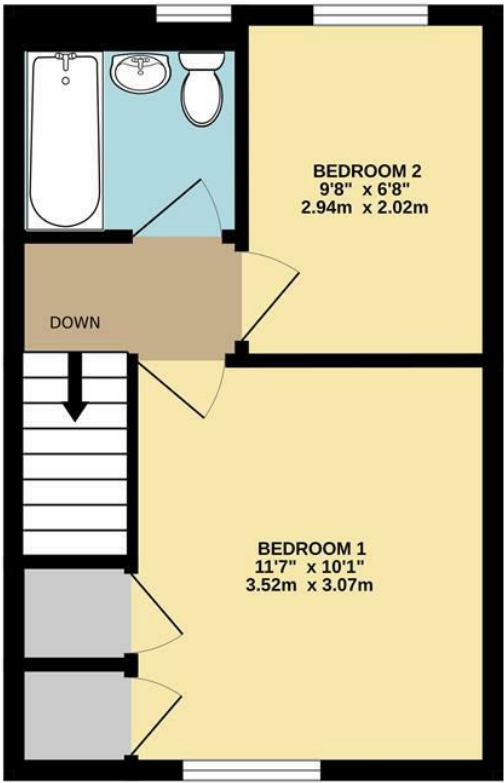
Exeter, , EX4 7BS

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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SUMMARY

A spacious and well-presented modern mid-terraced house with allocated parking. The property is situated in a highly convenient location, offering excellent access to the City Centre, Polsloe 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 W/C, 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 laid mostly to lawn with a paved patio area. A garden shed provides useful storage space and a gate allows access to a parking area to the rear. Located nearby is one allocated parking space.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick

Utilities: the property is connected to mains gas, electricity, 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>

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200 per calendar month, providing a gross rental yield of 5.6%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

360 VIRTUAL TOUR


A 360 degree Virtual Tour is available to view 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.

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

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