





House - Terraced



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



On Street - Permit



Required



Front & Rear Gardens Council Tax Band: C

Offers Over £300,000

8 Polsloe Road,

Mount Pleasant, Exeter, EX1 2HL

GROUND FLOOR 1ST FLOOR 2ND FLOOR













SUMMARY

A substantial home requiring a degree of refurbishment located close to the City Centre and offered to the market with no onward chain. The property enjoys a highly convenient position and is within walking distance of a range of local amenities.

The property offers generous accommodation across three floors comprising in brief entrance hall, two receptions, a kitchen, a shower room and a lean-to to the ground floor. Three bedrooms, a bathroom and a separate WC are located to the first floor with a further bedroom to the second floor. Outside the property enjoys both front and rear gardens.

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 notes: 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.

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.







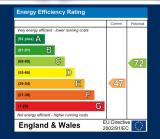








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



18 southernhay west, exeter, ex1 1pj $t\&f.01392\ 215283$

e . enquiries@naomijryan.co.uk www.naomijryan.co.uk company registration number 6693899