



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit



Courtyard Garden



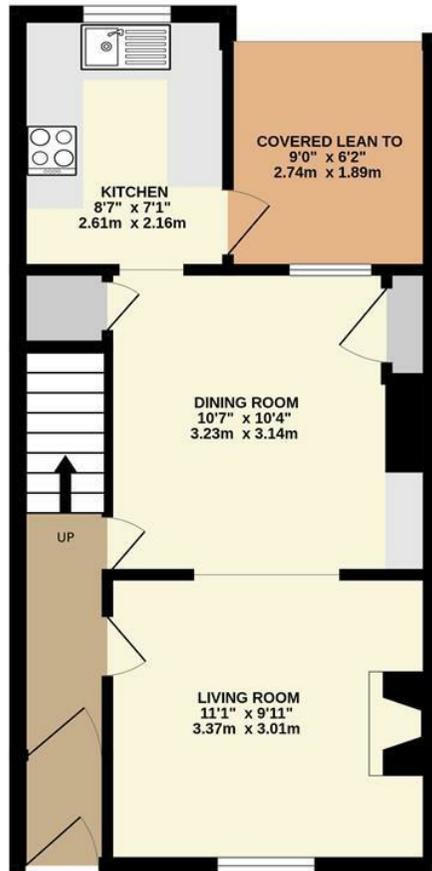
Council Tax Band:

£295,000 Freehold

50 Roberts Road,  
St Leonards, Exeter, EX2 4HD

[www.naomijryan.co.uk](http://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 generously sized and well-maintained two-bedroom terraced house, full of character and available for sale with no onward chain. Situated in the highly desirable residential neighbourhood of St Leonards, the property is conveniently located near a diverse selection of independent shops and businesses on Magdalen Road. The property provides excellent access to the City Centre and Exeter Quay.

The accommodation includes an entrance hall and an open-plan living/dining room with a decorative tiled fireplace in the living area. The kitchen is equipped with contemporary grey high-gloss units and includes a built-in oven and hob. A door from the kitchen leads to a covered lean-to area that opens to the rear garden. On the first floor, there are two spacious double bedrooms and a modern bathroom complete with a shower over the bath.

Externally, there is an enclosed courtyard garden with steps leading up to a raised section with decorative stone chippings and planting borders.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, 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.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month, providing a gross rental yield of 4.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.







BRITISH PROPERTY AWARDS  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS  
2023  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



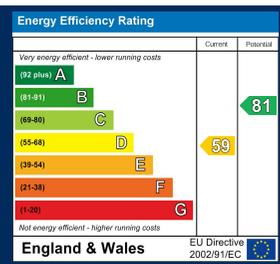
BRITISH PROPERTY AWARDS  
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**GOLD WINNER**  
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BRITISH PROPERTY AWARDS  
2025  
★★★★★  
**GOLD WINNER**  
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IMPORTANT: we would like to inform prospective 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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