



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit



Enclosed Rear Garden



Council Tax Band: B

Offers Over £280,000

34 King Edward Street,

St Davids, Exeter, EX4 4NY

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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

This attractive four-bedroom end-of-terrace period property is offered to the market with no onward chain and has been thoughtfully renovated by the current owner, including a new kitchen, full redecoration, updated fixtures and fittings, new carpets and flooring throughout. The property also benefits from a recently replaced roof (2021) and boasts an EPC C rating thanks to external wall and upgraded, extensive loft insulation. Given its condition and location, the property will appeal to both owner-occupiers and investors alike.

Positioned on a no-through road in St David's, the property combines character features with modern upgrades, offering generous accommodation arranged over three floors. St David's is one of Exeter's most convenient and well-connected neighbourhoods, with St David's train station, Exeter University and the city centre all within easy reach.

The accommodation is light and spacious, comprising two well-proportioned reception rooms, a newly fitted kitchen and a WC/utility room. Historically used as a shower room, this space offers flexibility and could be re-purposed if required. The first floor hosts three generous bedrooms and a family bathroom, while a further double bedroom occupies the second floor.

Outside, the property enjoys a low-maintenance rear garden laid predominantly to decorative stone chippings. Off-road parking is available on the street, with a permit required.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and recommend internal viewing.

MATERIAL INFORMATION

Utilities: Connected to mains gas, electric, water, and drainage

Heating: Gas Central Heating

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 or seek alternative providers of these services. Further information is available on our website.



