



naomi j ryan  
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street  
Permit Parking



Enclosed Rear Garden Council Tax Band: B

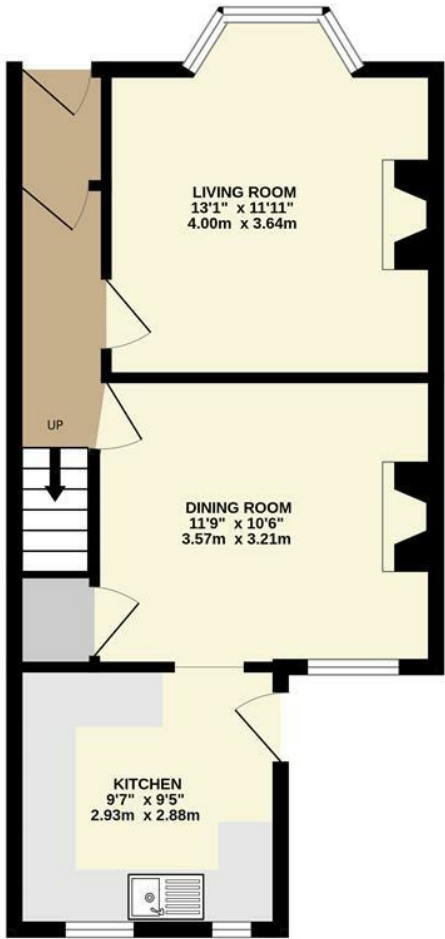


Guide: £260,000 Freehold

Iddesleigh Road,  
, Exeter, EX4 6LY

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR

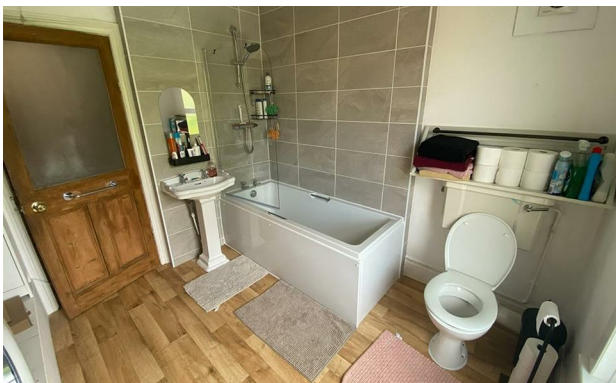


1ST FLOOR



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 spacious and well-presented two-bedroom house located within the highly convenient area of Mount Pleasant. Being sold with no onward chain, the property offers excellent access to the City Centre, local amenities such as Mount Pleasant Health Centre, Abbots Park (directly behind the property), and well-regarded schools. Polsloe Bridge and St James Train Stations are also within easy reach.

The accommodation comprises entrance porch, hallway, living room with bay window and feature fireplace, separate dining room (also with feature fireplace), kitchen with pleasant outlook over the rear garden, two good-sized double bedrooms, and a spacious first-floor bathroom.

Outside is an enclosed garden that backs directly onto Abbots Park and is laid to decorative stone chippings with timber decking providing a pleasant seating area. A raised bed provides space for planting and there is a useful garden shed.

Early internal viewing is highly recommended.

### MATERIAL INFORMATION

Construction notes: Brick construction

Utilities: Mains water, electricity, gas, 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>

### AGENTS NOTE

The property is being sold with no onward chain.

### 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 5.5%. 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.

### 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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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	51
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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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