



naomi j ryan
estate agents



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

www.naomijryan.co.uk



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 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

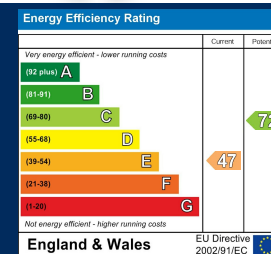
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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