

naomi j ryan
estate agents

House - Terraced

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Heating: Gas

Parking: Permit

Garden: Yes

Council Tax Band: C

£1,500 Per Month

Monks Road,

, Exeter, EX4 7BB

www.naomijryan.co.uk

Monks Road, Exeter, EX4 7BB

£1,500 Per Month

Deposit Amount: £1,730









SUMMARY

Nestled on Monks Road in the vibrant city of Exeter, this charming Edwardian end terrace property offers a delightful blend of original features and modern redecoration, perfectly in keeping with its period style. With an impressive layout, the house boasts larger than average living accommodation, making it an ideal family home. The property is one of a row of 6 designed by the architect for family members, and each one has its own unique feature: this one has the gargoyles you can see in the marketing photographs!

Upon entering, you are greeted by a spacious ground floor lounge that seamlessly flows into a dining area, creating an inviting space for both relaxation and entertaining. Adjacent to this is a second reception room, which can serve as a snug or dining room, providing versatility to suit your lifestyle. The well-appointed kitchen offers ample space and convenient access to the garden, as well as a useful lean-to that provides additional storage.

The first floor features three generously sized double bedrooms, ensuring plenty of room for family or guests. The bathroom and separate WC add to the practicality of the layout, while the high ceilings throughout the property enhance the sense of space and light.

Outside, the spacious rear garden is a true highlight, featuring a lovely patio area and a lawn, all enclosed by a charming walled garden, perfect for enjoying the outdoors in privacy.

Parking is available on the road with a permit, and the property is conveniently located close to local amenities, the university, and the city centre, making it an excellent choice for those seeking both comfort and convenience in Exeter. This delightful home is sure to appeal to a variety of renters looking for a blend of character and modern living.

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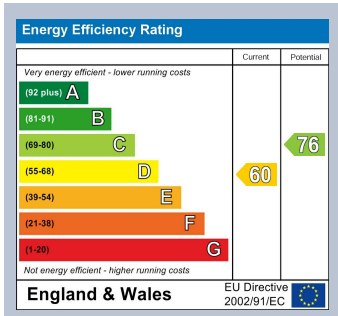

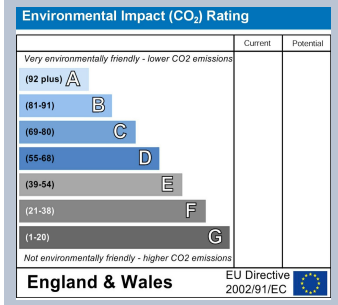



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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