

naomi j ryan
estate agents

House - Terraced

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Gas Central Heating

Driveway

Enclosed Rear Garden

Council Tax Band: C

£280,000 Freehold

8 Herbert Road,

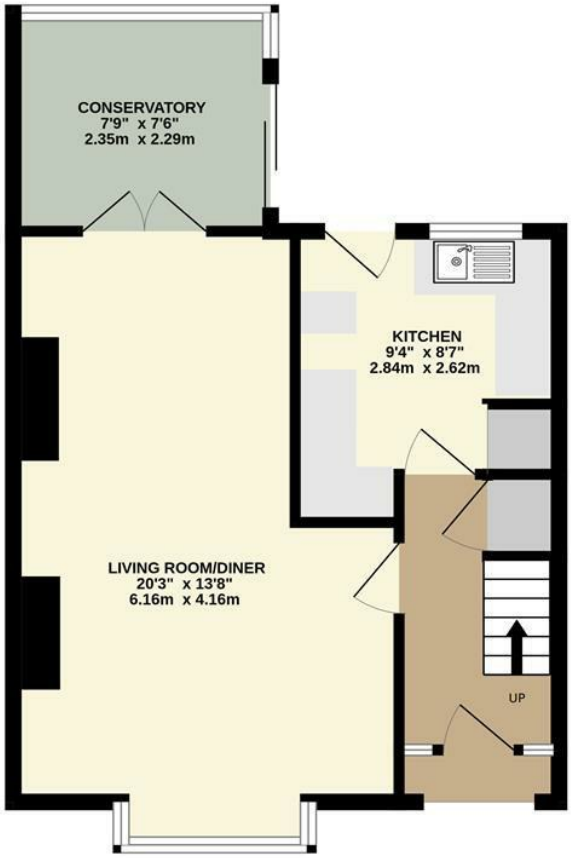
Mount Pleasant, Exeter, EX1 2UQ

www.naomijryan.co.uk

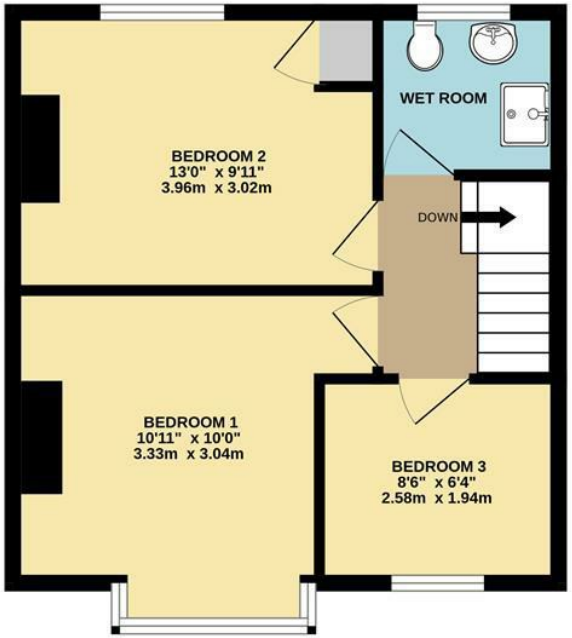
8 Herbert Road, Mount Pleasant, Exeter, EX1 2UQ

£280,000 Freehold

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 fantastic opportunity to acquire this well-proportioned three-bedroom home, tucked away in a desirable cul-de-sac within a well-established and sought-after residential area. Offering excellent potential and requiring a degree of modernisation, the property presents an ideal chance for buyers to place their own stamp on a home in a superb location.

Polsloe enjoys a wonderfully convenient position on the edge of Exeter's City Centre, with a wide range of amenities close by. Pinhoe Train Station, Hamlin Lane Playing Fields, and well-regarded local schools are all within easy reach, making this an appealing choice for families and commuters alike.

The accommodation comprises an entrance hall, an open-plan living/dining room featuring a charming bay window, a conservatory, and a kitchen to the ground floor. Upstairs, three bedrooms and a wet room complete the layout.

Outside, the property benefits from a delightful rear garden, laid predominantly to lawn and enjoying a pleasant outlook. A rear gate provides access to a service lane, offering practical rear entry to the property. To the front, a pathway leads to the entrance, and a driveway provides off-road parking for one vehicle.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend early internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: TBC
Heating: Gas Central Heating
Utilities: TBC
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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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

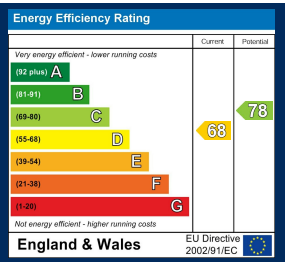
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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