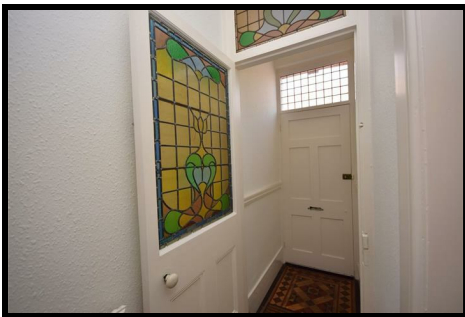




14 Priory Road

Mount Pleasant, Exeter, EX4 7AW

This spacious 3 bedroom mid terrace house is offered in well maintained condition and has been recently redecorated throughout. All three bedrooms are good sized doubles, making the property appeal to first time buyers, or landlords seeking a conveniently placed investment property for the rental market. The well appointed accommodation comes with elegant high ceilings and includes a front lounge, separate dining room, breakfast room and a sizeable kitchen. The three generous bedrooms are accompanied by a shower room and separate WC. Additional features include the home comforts of gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The recently upgraded rear courtyard provides a tidy and sunny outdoor space with timber garden shed and convenient rear access gate opening out onto a service lane.

Residents will appreciate the permit parking available at the front on Priory Road and the neighbouring roads. Priory Road is situated in a well connected and sought after location close to Exeter's city centre, St Sidwell's Point Leisure Centre, Vue Cinema, new cycle paths and public transport with bus routes and Polsloe Bridge train station nearby making commuting to Exmouth, the city centre and beyond a breeze. State & private schools, Waitrose, hospitals and Exeter University are all within a comfortable walking distance; St Luke's Campus is located on the east side of the city centre and Streatham Campus across the city to the north-west. A Morrisons Daily can be found nearby and convenient access into Priory Park can be found at the end of Priory Road offering recreation appeal and lifestyle benefits to young families and dog walkers.

Guide Price £300,000

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Mount Pleasant, Exeter, EX4 7AW



- MOTIVATED SELLER - PRICED TO SELL
 - Entrance Vestibule and Hall
 - 3 Double Bedrooms, Shower Room
 - Residents' On Street Permit Parking
- NEAR CITY CENTRE AND UNIVERSITY
 - Lounge, Separate Dining Room
 - Separate WC, Gas CH, uPVC Double Glazing
- EXCELLENT FIRST HOME/RENTAL PROPERTY
 - Breakfast Room, Sizeable Kitchen
 - Sunny Rear Courtyard (with rear access)

Entrance Vestibule	Bedroom 2
Entrance Hall	12'5" x 9'6" (3.80m x 2.92m)
Lounge	Shower Room
13'8" x 11'8" (4.19m x 3.56m)	6'2" x 5'0" (1.88m x 1.54m)
Dining Room	Separate WC
12'5" x 9'7" (3.80m x 2.94m)	Bedroom 3
Breakfast Room	10'11" x 10'7" (3.35m x 3.25m)
11'6" x 10'10" (3.52m x 3.32m)	South Facing Rear Courtyard Garden
Kitchen	
10'9" x 9'5" (3.30m x 2.88m)	
Landing	
Bedroom 1	
15'3" x 13'10" (4.66m x 4.23m)	



Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

