naomi j ryan
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Mid Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

On Street Permit Parking

Enclosed Rear Garden

Council Tax Band: C

Offers Over:
£240,000 Freehold

7 Rosebery Road,

Exeter, EX4 6LT

www.naomijryan.co.uk

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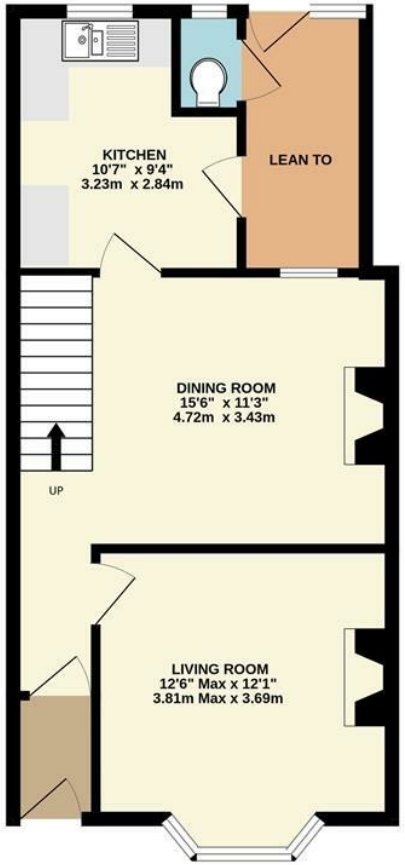
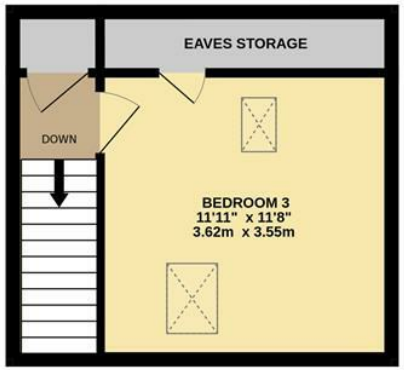
Offers Over £240,000 Freehold

GROUND FLOOR



1ST FLOOR

2ND 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 mid-terrace house with three double bedrooms located within the highly convenient area of Mount Pleasant. Being sold with no onward chain and in need of modernisation, this bay-fronted house offers excellent access to the City Centre, local amenities such as Mount Pleasant Health Centre, Abbots Park, and well-regarded schools. St James Train Station is also within easy reach.

The property offers excellent potential for a prospective buyer to modernise. The accommodation comprises entrance porch, hallway, living room with bay window, separate dining room, kitchen, useful lean-to with access to the courtyard garden, three double bedrooms and a spacious first-floor bathroom with separate shower.

Outside is an enclosed courtyard garden with timber decked seating area and decorative slate chippings.

Internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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.

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.

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 5.3%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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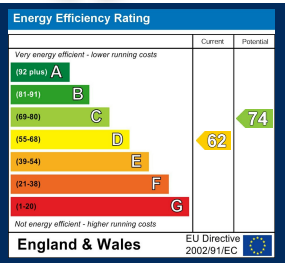
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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