



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



2 Allocated Spaces



Enclosed Rear Garden



Council Tax Band: B

Guide: £250,000 - £260,000
Freehold

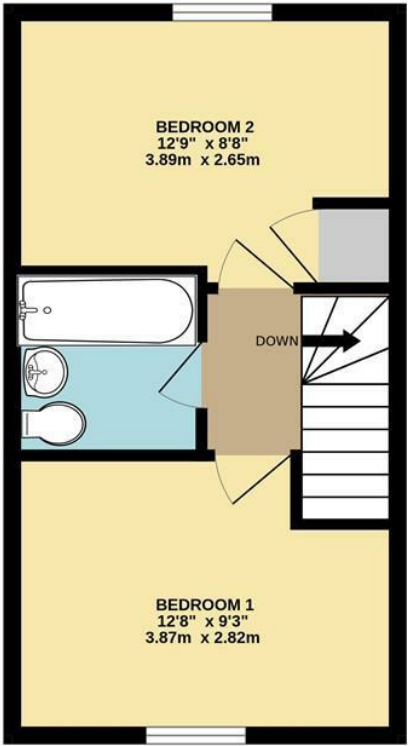
146 Monks Road,
Mount Pleasant, Exeter, EX4 7BQ

www.naomijryan.co.uk

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

GUIDE PRICE £250,000 - £260,000.

A light and spacious two-bedroom mid-terrace house featuring two designated parking spaces, being offered for sale with no onward chain.

This property is located in a very convenient area, providing excellent access to the City Centre, Polsloe Train Station, and Priory Park. Additionally, it offers superb commuter links for those needing to travel out of the city via Pinhoe Road.

The well-presented accommodation includes an entrance hall, a spacious living room, an open-plan kitchen/dining room, and a ground-floor cloakroom. The first floor consists of two double bedrooms and a contemporary bathroom.

Externally, there is a charming enclosed rear garden with a decked seating area and a lawn adorned with seasonal shrubs. A gate allows pedestrian access to the rear, leading to the parking area. The property includes two allocated parking spaces arranged in a tandem style.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, gas, electricity, and 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>

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		73	90
Not energy efficient - higher running costs			

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