

naomi j ryan
estate agents

End Terrace

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

On Street - Resident Permit Zone

Enclosed Rear Garden

Council Tax Band: B

£300,000 Freehold

1 Commins Road,

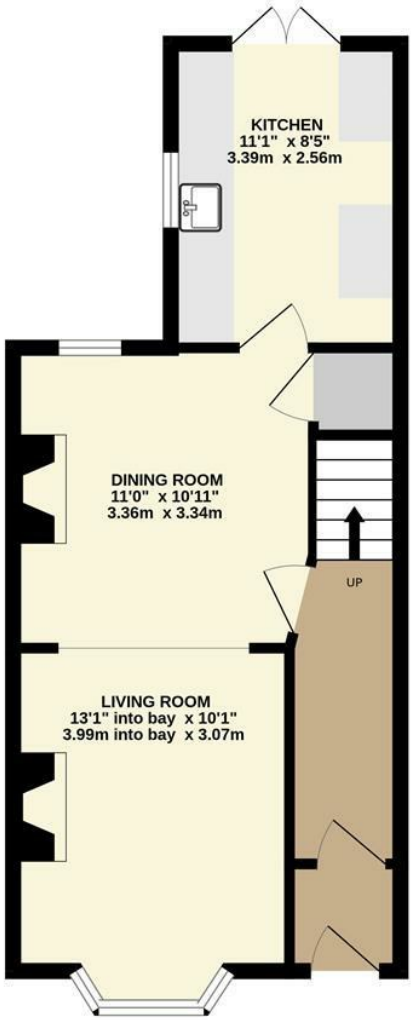
Mount Pleasant, Exeter, EX1 2QB

www.naomijryan.co.uk

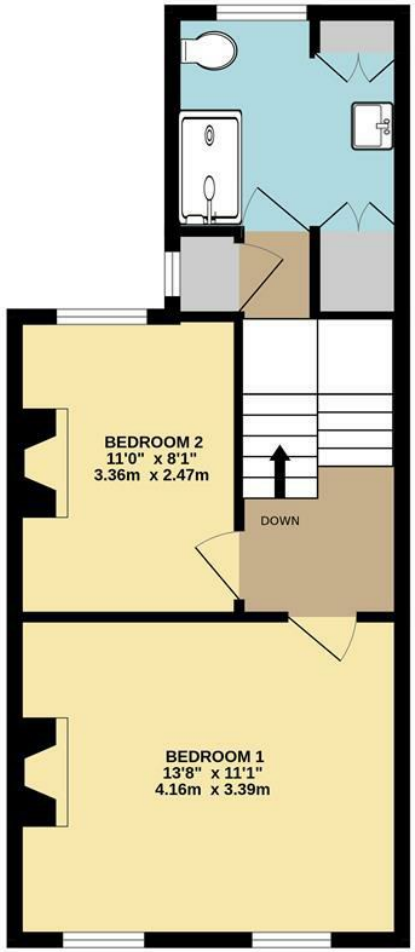
1 Commins Road, Mount Pleasant, Exeter, EX1 2QB

£300,000 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 beautifully presented end-terrace home offering two double bedrooms and a delightful enclosed rear garden with attractive views towards St Mark's Church.

Situated in a highly sought-after and convenient location just off Pinhoe Road, the property is within easy reach of Exeter City Centre, Ladysmith School and a wide range of local amenities, making it an ideal choice for both professionals and families.

The well-proportioned accommodation comprises an entrance hall leading to a spacious dual-aspect living/dining room, featuring a bay window to the front, a wood-burning stove and an exposed brick chimney breast. The separate kitchen is fitted with a stylish range of contemporary grey wall and base units, complemented by integrated appliances including a dishwasher and washer/dryer. Double doors open directly onto the rear garden, creating an excellent space for indoor-outdoor living.

The first floor features two generous double bedrooms, both with attractive feature fireplaces, plus a superb modern shower room with a large walk-in shower and two useful storage cupboards.

Outside, the enclosed rear garden provides a wonderful setting for relaxation and entertaining, with a decked seating area, a lawn bordered by mature shrubs and gated rear access. To the front of the property is a small enclosed garden area, set behind a low-level brick wall.

Early internal viewing is highly recommended to appreciate this charming home and its excellent location fully.

MATERIAL INFORMATION

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Sky.

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.







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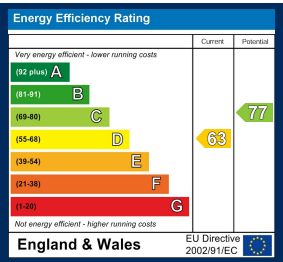
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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