



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Front & Rear Gardens



Council Tax Band: B

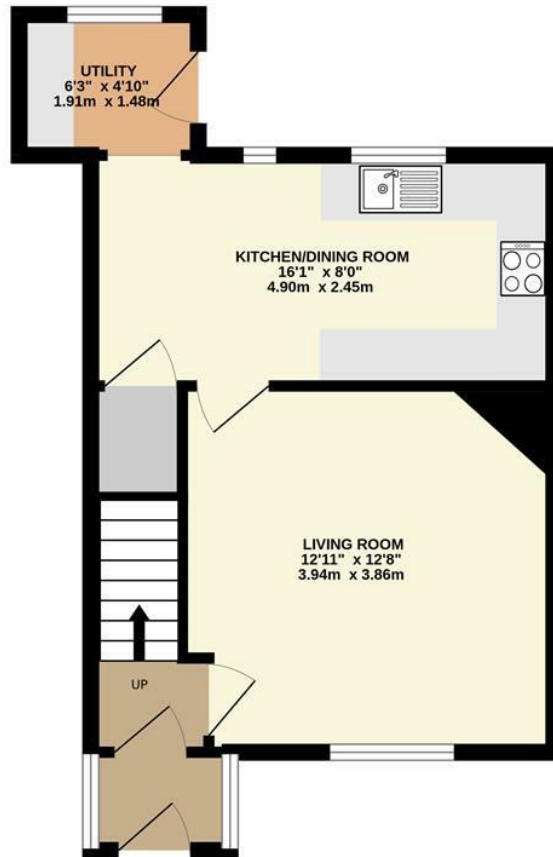
Guide £250,000 - £260,000  
Freehold

10 Alice Templer Close,

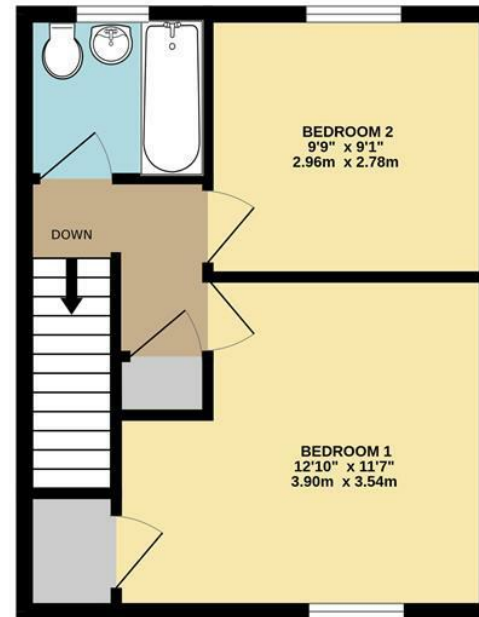
Exeter, EX2 6AE

[www.naomijryan.co.uk](http://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 spacious and well-presented two-bedroom mid-terrace house situated on this sought-after residential street. The property enjoys an excellent location for access to the Royal Devon and Exeter Hospital, as well as Magdalen Road, which features a variety of independent cafes, restaurants, and shops. St Luke's University Campus is also conveniently nearby.

The accommodation is spread over two levels and includes an entrance porch, hallway, living room, a modern kitchen/dining room with a practical understairs storage cupboard, and a separate utility room. The first floor consists of two double bedrooms and a bathroom.

Externally, there is a charming enclosed rear garden, which is laid to lawn and includes a paved patio area. The garden features borders planted with a selection of seasonal plants. A gate allows for pedestrian access to the side. At the front of the house, there is a private driveway that offers off-road parking for one vehicle.

Early internal viewing is highly recommended.

### MATERIAL INFORMATION

Estate Management Charge: £386.96 payable for the 2025/26 period.

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas.

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.

### MATERIAL INFORMATION

Construction notes:

Utilities:

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>

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1250 per calendar month, providing a gross rental yield of 6%. 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**

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BRITISH  
PROPERTY  
AWARDS

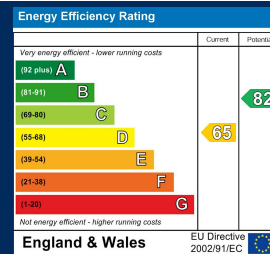
2025  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER

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estate agents

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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