



naomi j ryan
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



South Facing Garden

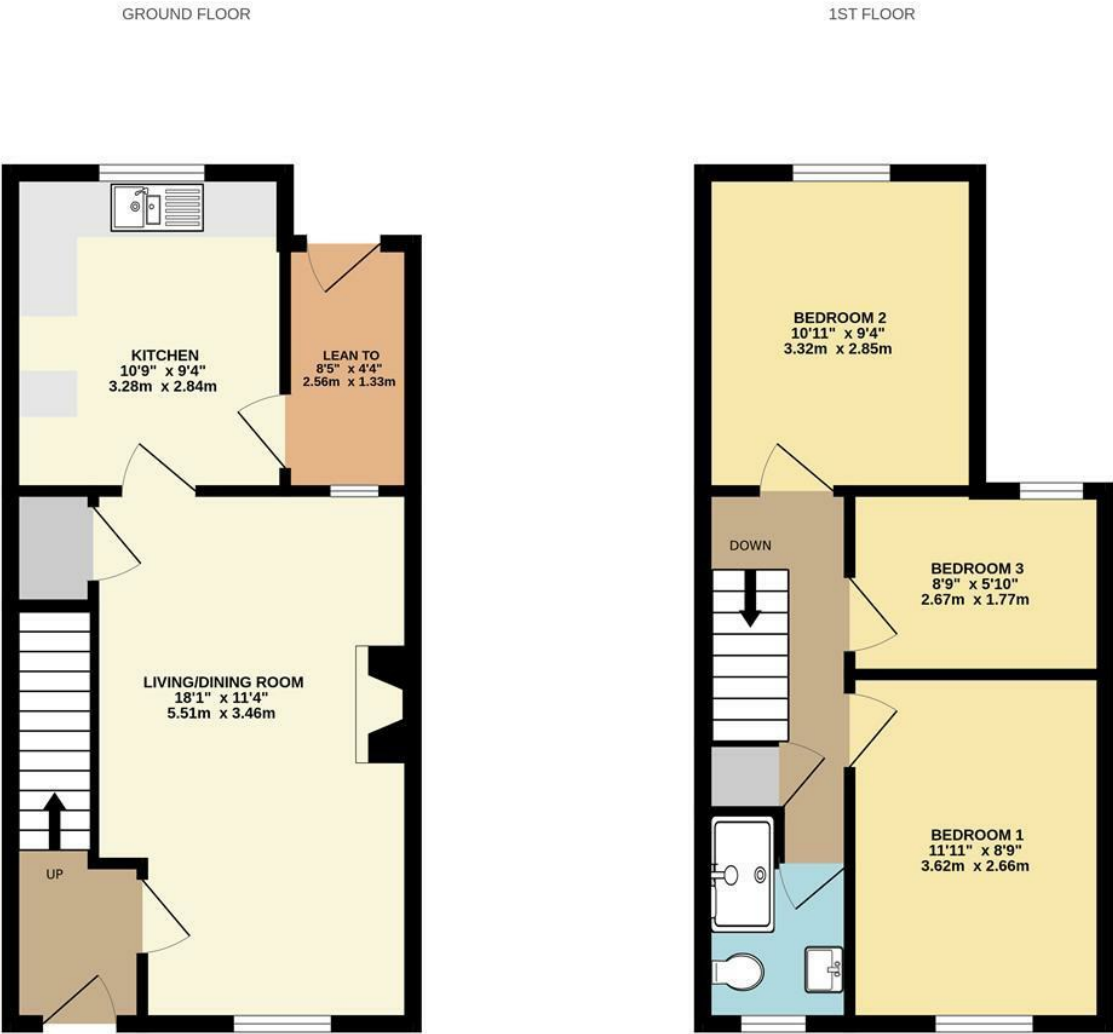


Council Tax Band: B

Guide:
£260,000 - £270,000 Freehold

23 Parkhouse Road,
St Thomas, Exeter, EX2 9DB

www.naomijryan.co.uk



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: £260,000 - £270,000:

A well-presented and spacious three-bedroom mid-terrace residence located in the sought-after residential neighbourhood of St Thomas. This property is ideally situated within close proximity to a comprehensive array of local amenities, which include both primary and secondary educational institutions, a wide selection of shops on Cowick Street, and Cowick Barton Playing Fields.

The property features an excellent south-facing rear garden. It offers a generous living space comprising an entrance hall, a living/dining room with a practical understairs storage cupboard, and a modern kitchen that overlooks the rear garden. Additionally, a lean-to adjacent to the kitchen provides essential storage space and direct access to the rear garden. The first floor comprises three bedrooms and a contemporary shower room.

Externally, there is an enclosed south-facing rear garden, paved for low maintenance and offers a charming seating area. The garden borders are planted with a variety of seasonal plants and shrubs. A useful storage shed is also present, and a gate grants access to a rear pathway. At the front of the property, there is a small enclosed garden area, again paved for ease of maintenance.

Internal viewing is highly recommended.

MATERIAL INFORMATION

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.

REFERRAL FEE DISCLOSURE

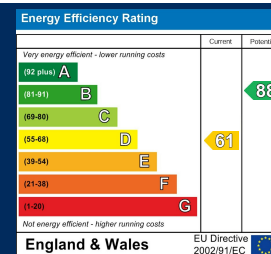
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.






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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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