



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Space



Enclosed Rear Garden



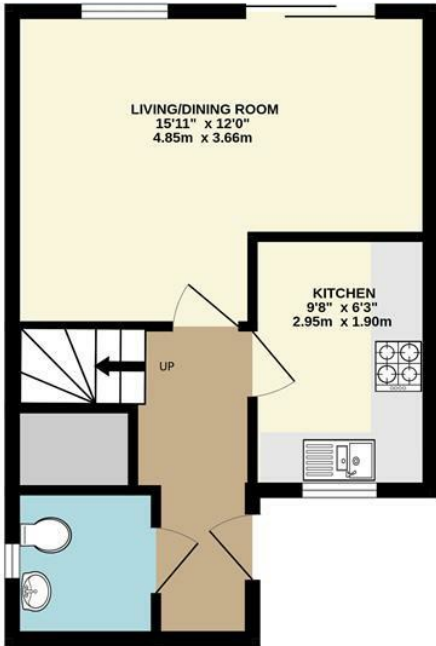
Council Tax Band: C

£260,000 Freehold

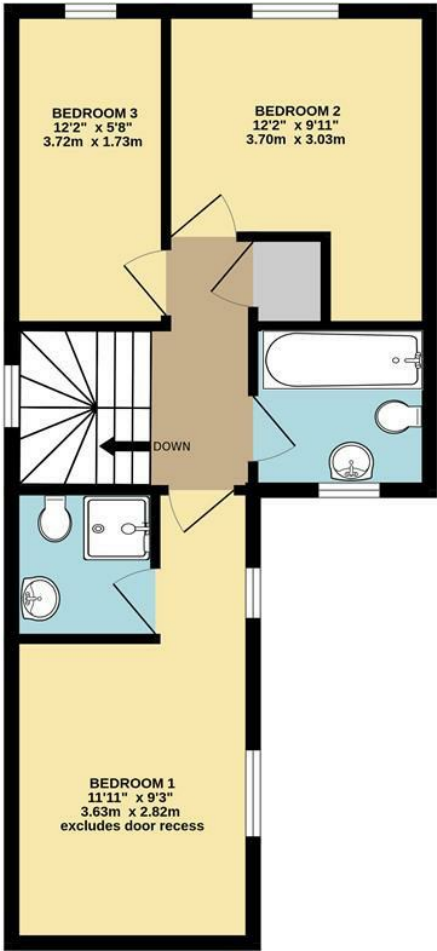
66 Greyfriars Road,
Mount Pleasant, Exeter, EX4 7BS

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

A spacious three-bedroom terraced house with allocated parking, being sold with no onward chain. The property is situated in a highly convenient location, offering excellent access to the City Centre, Polsloe Train Station, and Priory Park. The property also offers excellent commuter links for those requiring access out of the city via Pinhoe Road.

The accommodation comprises entrance hall, a ground floor cloakroom, modern fitted kitchen with integrated fridge/freezer, spacious living/dining room, three good-sized bedrooms, ensuite shower room, and a separate bathroom.

Outside is an enclosed rear garden with a paved patio providing a delightful seating area. The garden is planted with a variety of shrubs and decorative stone chippings. A gate provides access to the parking area located to the side of the house, where one allocated parking space is available.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, 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>

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200-1,250 per calendar month subject to some works being carried out to update the property, providing a gross rental yield of 5.3-5.6%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

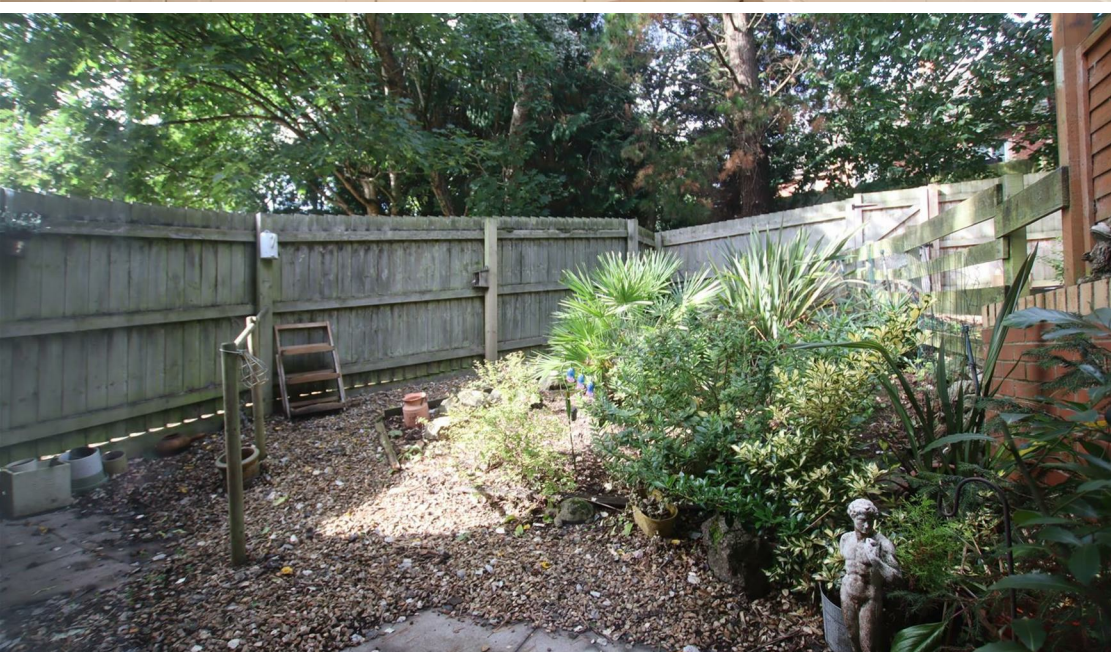
VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

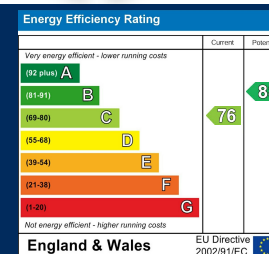
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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