naomi j ryan
estate agents

Mid Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

On Street Permit - Zone T3

Enclosed Rear Garden

Council Tax Band: C

Guide: £260,000 Freehold

50 Priory Road,

, Exeter, EX4 7AR

www.naomijryan.co.uk

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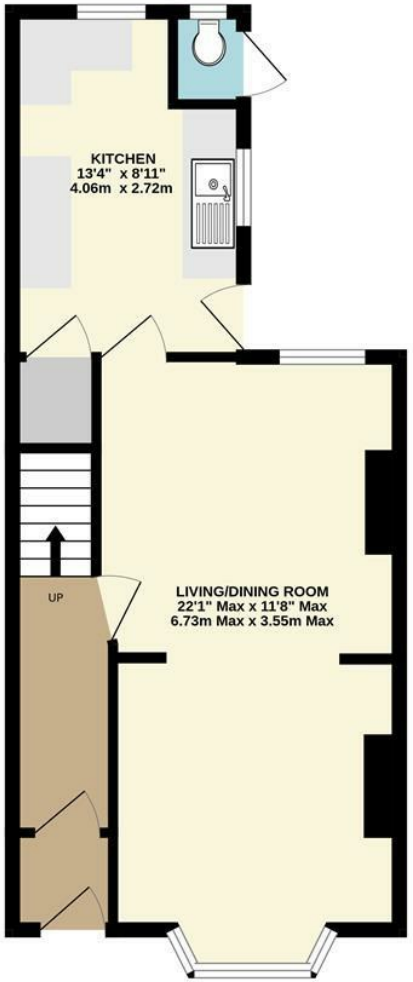
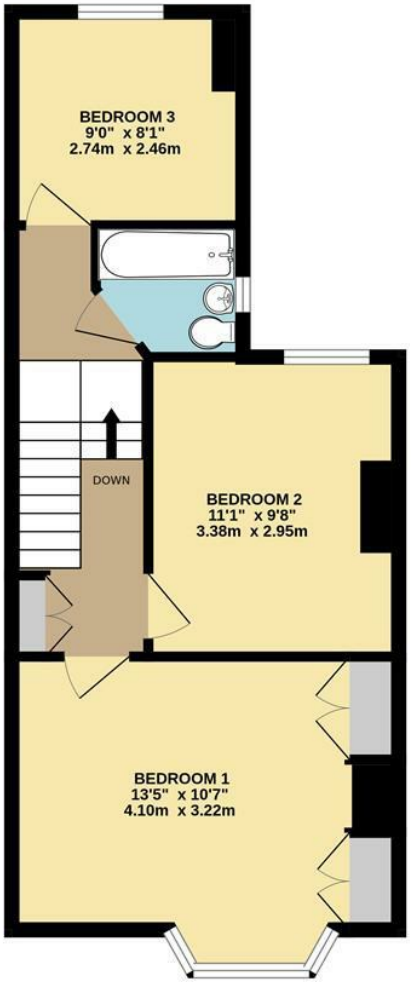
GROUND FLOOR



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 and well-presented three-bedroom terraced house situated in the highly convenient area of Mount Pleasant. This property is being sold with no onward chain and offers excellent access to the City Centre, as well as local amenities such as Mount Pleasant Health Centre and Priory Park.

The property presents an excellent opportunity for any prospective buyer seeking a home to modernise, featuring accommodation that includes an entrance porch, hallway, open-plan living/dining room, and a dual-aspect kitchen with a door leading to the rear garden. On the first floor, there are three generously sized bedrooms, with the first bedroom boasting an impressive bay window at the front aspect. Additionally, there is a bathroom located on the first floor. Notably, the property had a new boiler installed two years ago (December 2023).

Outside, there is an enclosed, low-maintenance garden that features two paved areas and steps leading up to a gate, providing pedestrian access to the rear.

Early internal viewing is strongly 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

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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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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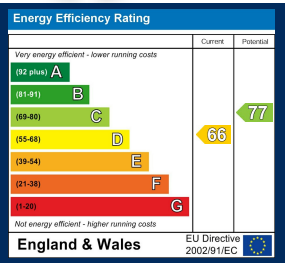
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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