



naomi j ryan
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit



Enclosed Rear Garden



Council Tax Band: C

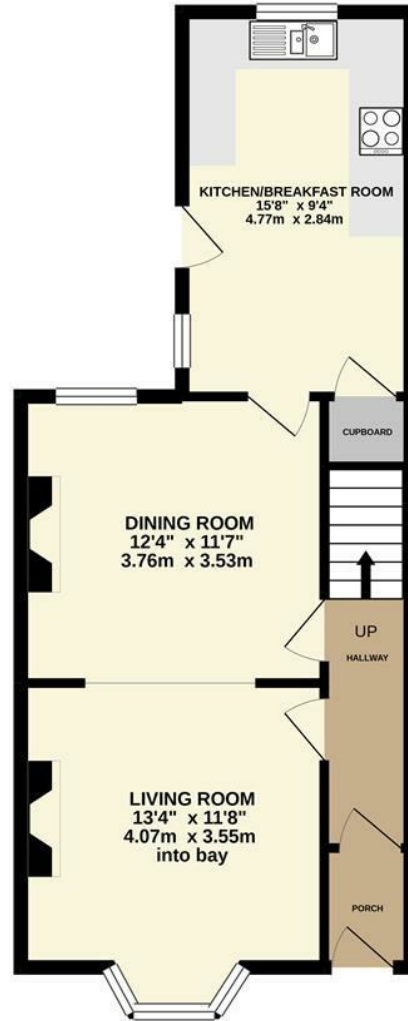
£270,000 Freehold

Monks Road,

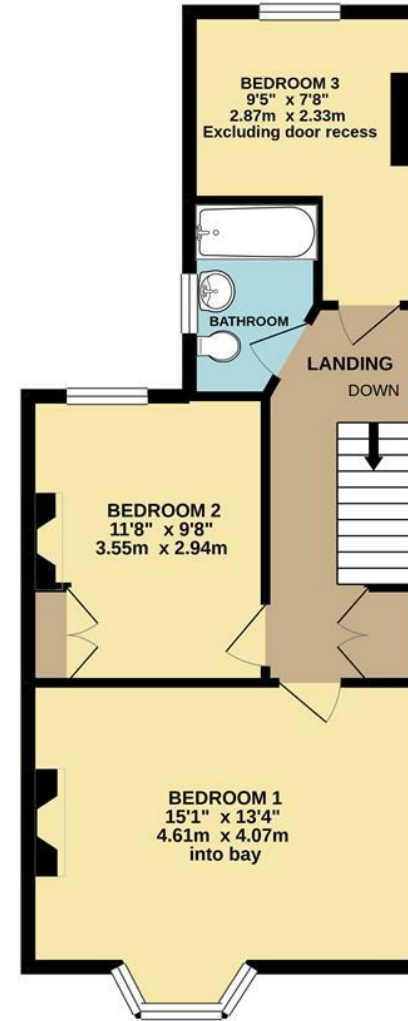
Mount Pleasant, Exeter, Devon, EX4 7BQ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A light and spacious three bedroom house with level enclosed south facing rear garden. Located within the popular residential area of Mount Pleasant, the property is conveniently situated for access to the City Centre, Mount Pleasant Health Centre, Ladysmith School and Priory Road & Greyfriars Park.

The property is well presented throughout and has accommodation comprising entrance porch, hallway, open plan living/dining room with bay window to the front, modern fitted kitchen/breakfast room, three double bedrooms each with feature fireplaces, modern first floor bathroom, gas central heating and double glazing. Outside is a delightful enclosed rear garden which has been paved for ease of maintenance with decorative slate chipping borders. A raised timber decked area provides a pleasant seating area. A gate provides pedestrian access to a rear access pathway.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.



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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.

Call 01392 215283

or email

enquiries@naomijryan.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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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