naomi j ryan
estate agents

Mid Terrace

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Gas Central Heating

On Street
Permit Parking

Enlcosed Rear Garden

Council Tax Band: C

**Guide Price**
**£300,000 - £325,000 Freehold**

# 47 Cedars Road,

St Leonards, Exeter, EX2 4NA

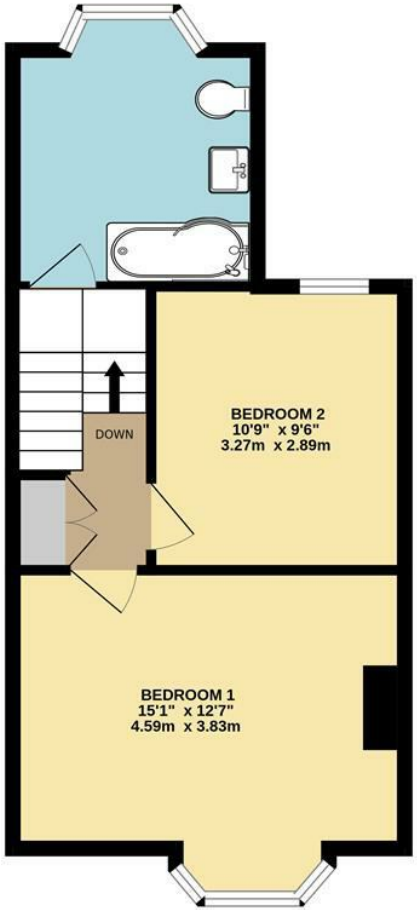
www.naomijryan.co.uk

# 47 Cedars Road, St Leonards, Exeter, EX2 4NA

## Guide Price £300,000 - £325,000 Freehold

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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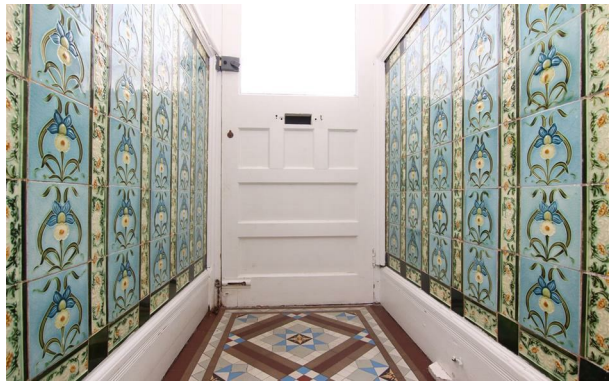

# SUMMARY

Guide Price £300,000 - £325,000

A bright and generously proportioned two-bedroom mid-terrace home, offering excellent potential for modernisation and available with no onward chain.

Ideally situated in the sought-after central suburb of St Leonard's, the property is within walking distance of Exeter's vibrant City Centre, the historic Quayside, Southernhay business district, and the popular independent shops, cafés and amenities of Magdalen Road.

The property boasts several attractive period features, including the tiled entrance porch and bay windows. The property presents an exciting opportunity for buyers to update and personalise a home to their own taste. The accommodation comprises an entrance porch, hallway, living room with bay window, separate dining room, modern dual-aspect kitchen, two double bedrooms, and a spacious first-floor bathroom featuring a bay window and a contemporary white suite.

To the rear is an enclosed courtyard garden with a useful outhouse housing the boiler. A rear gate provides convenient pedestrian access.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick.

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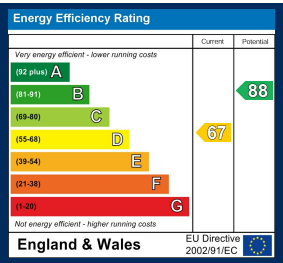
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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