



naomi j ryan
estate agents



Townhouse



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit
Parking



Enclosed Rear Garden



Council Tax Band: C

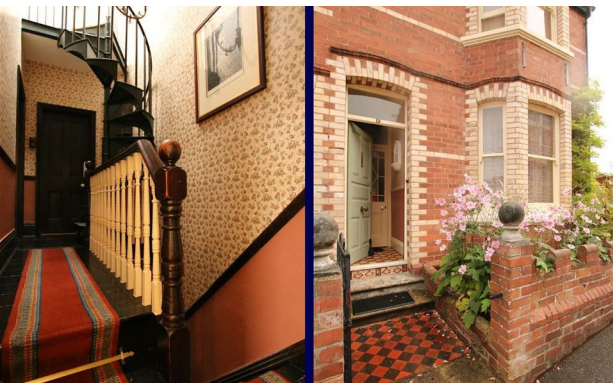
£410,000 Freehold

Abbots Road,
Mount Pleasant, Exeter, EX4 7AN

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

A substantial four-bedroom Edwardian townhouse full of features from its era and located within the highly convenient area of Mount Pleasant. Occupying a tucked-away position this property offers easy access to local amenities such as Mount Pleasant Health Centre, Priory Park, Waitrose Supermarket and well-regarded schools. Polsloe Bridge Train Station, regular bus service and Exeter's City Centre are also within easy reach.

The property has many period features throughout with the spacious accommodation comprising an entrance vestibule with decorative tiled floor and a door through to the hallway. The hallway has a decorative frieze arch and an impressive staircase up to the first floor and period-style stair grips. The spacious living room has a bay window and an impressive fireplace with marbled panels and decorative tiled surround. The fireplace has two feature wall lights, originally gas lamps, converted to electric by the current owners. There is a separate dining room with recessed storage cupboards on either side of the fireplace. The kitchen/breakfast room offers potential buyers the chance to add their own stamp on the property and has the period cast-iron range (not in use) fitted within the fireplace. From the kitchen and dining room is access to the useful lean-to which offers a wide range of uses to prospective buyers, as well as scope for further alteration/extension (subject to any consent required).

The first floor has three bedrooms, the first of which is dual aspect and has many period features including the feature fireplace, central ceiling rose, picture rail, and varnished floorboards. The second bedroom also has a feature fireplace. A modern shower room is also located on the first floor. A cast iron spiral staircase leads up to the fourth attic bedroom which takes in superb rooftop views across the city towards the countryside beyond.

OUTSIDE

Outside is a low-maintenance and enclosed garden with brick-raised beds, planted with a variety of shrubs and bushes. There is a useful garden shed and there are double gates that open onto a side access lane (accessed from the top of Abbots Road) which provide the opportunity for vehicle access if desired. Due to the nature of this end of terrace house, the garden offers noticeably larger than average outside space in comparison with some of the other mid terraces in the area.

To the front of the house is a small area of garden, enclosed by a low-level brick wall with a cast iron gate and decorative tiled pathway leading up to the front door.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.



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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
(81-91) B	
(69-80) C	62
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



BRITISH
PROPERTY
AWARDS

2022
★★★★★

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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