



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street
Permit Parking



Enclosed 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



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.



