



naomi j ryan
estate agents



House - Terraced



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit



Enclosed Rear Garden Council Tax Band: C



Guide Price £395,000

Abbots Road,
Mount Pleasant, Exeter, Devon, 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 fantastic opportunity to acquire this fine example of a period four bedroom property 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, Morrisons Supermarket and well regarded schools. Polsloe Bridge Train Station, a regular bus service and Exeter's City Centre are also within easy reach. The property has been fully renovated by the existing owners offering accommodation with a contemporary feel whilst retaining its period features and charm.

The light and spacious accommodation is superbly presented throughout and comprises in brief entrance porch, hall, bay fronted living room with a functional feature fireplace, dining room also with functional fireplace and a beautifully presented and stylish System Six kitchen/breakfast room with integrated dishwasher and under floor heating. Three bedrooms and a bathroom fitted with a contemporary suite are situated to the first floor. The fourth bedroom occupies the second floor and offers storage into the eaves.

Outside the property enjoys a fully enclosed rear garden arranged over two tiers, laid predominantly to patio with shrub & flower borders. Enjoying a sunny westerly aspect this well maintained outside space offers a pleasant seating area. Further features include pedestrian access via a gate and rear service lane, wood store, outside WC and a brick built store.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home to the market for sale and highly recommend early internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.





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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.

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 | | 79 |
| (69-80) C | | |
| (55-68) D | | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899