naomi j ryan
estate agents

Mid Terrace

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Gas Central Heating

On Street Permit Parking

Enclosed Rear Garden

Council Tax Band:

Guide Price:
£400,000 - £425,000 Freehold

127 Monks Road,

, Exeter, EX4 7BQ

www.naomijryan.co.uk

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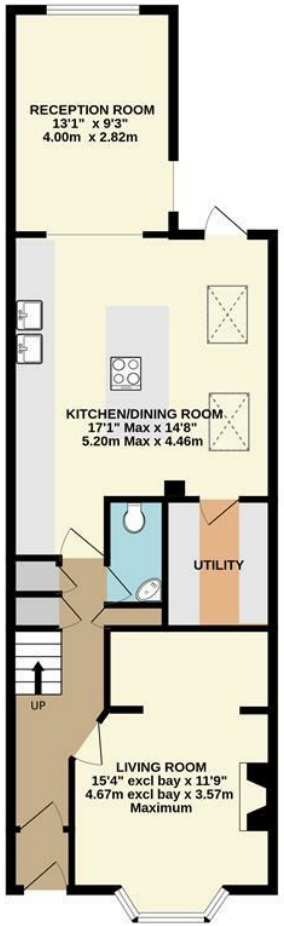
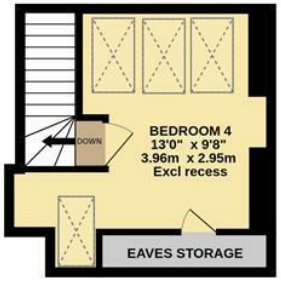
GROUND FLOOR



1ST FLOOR

2ND 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 £400,000 - £425,000:

A beautifully presented and extended four-bedroom terraced home, offering superb and versatile living accommodation in a highly convenient location with excellent access to Exeter City Centre.

Ideally situated, the property is within easy reach of a wide range of local amenities, including Mount Pleasant Health Centre, Priory Park, several supermarkets, and well-regarded schools. Polsloe Bridge railway station, regular bus services, and Exeter's vibrant city centre are also close by.

The current owners have thoughtfully extended the ground floor, creating a stunning open-plan kitchen/dining room with additional reception space, providing the perfect setting for entertaining and family gatherings. Offering well-proportioned accommodation throughout, the property comprises an entrance porch, welcoming hallway with useful understairs storage, ground-floor cloakroom, and a generous living room featuring a bay window to the front elevation.

The impressive open-plan kitchen/dining area is fitted with an extensive range of cupboards and centred around a stylish island. Integrated appliances include a fridge/freezer, double oven, dishwasher, and microwave. Rooflight windows flood the dining area with natural light, while the adjoining reception space adds further flexibility to the layout. A separate utility room provides additional fitted storage and space for a washing machine.

On the first floor are three spacious double bedrooms, served by a contemporary family bathroom. The second floor is dedicated to a superb fourth double bedroom, which enjoys rooftop views to the rear and benefits from eaves storage.

Outside, the property boasts an enclosed, low-maintenance rear garden, predominantly paved to create a delightful seating and entertaining area. 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. Current broadband provider: Vodafone.

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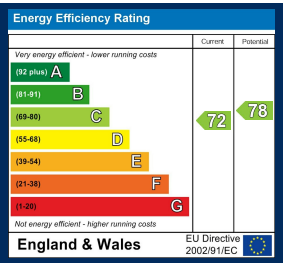
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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