

naomi j ryan
estate agents

Mid Terrace

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Gas Central Heating

On Street Residents Permit

Enclosed Garden

Council Tax Band: C

Guide Price:
£325,000 - £350,000 Freehold

100 Monks Road,

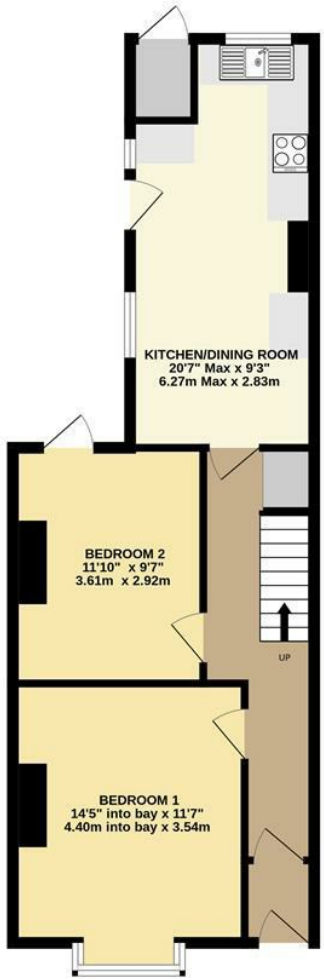
Mount Pleasant, Exeter, EX4 7BQ

www.naomijryan.co.uk

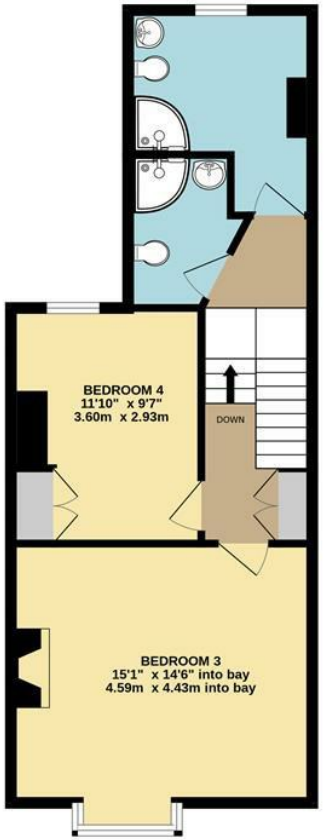
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GROUND FLOOR



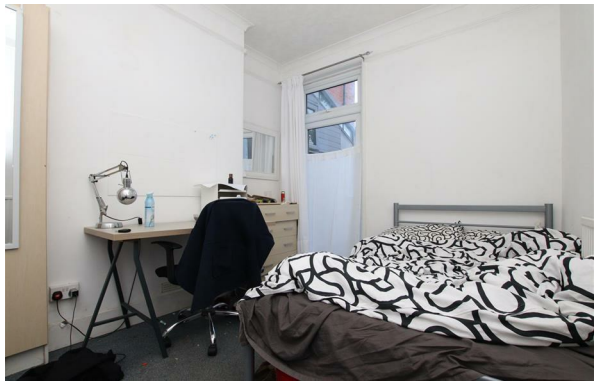
1ST FLOOR



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 £325,000 - £350,000:

A spacious four-bedroom terraced investment property currently let to students, generating an income of £2,200 per calendar month (excluding bills). Offered for sale with no onward chain, the property occupies a highly convenient position with excellent access to Exeter City Centre.

The location is particularly well placed for a wide range of everyday amenities, including Mount Pleasant Health Centre, Priory Park, local supermarkets and University Campuses. Polsloe Bridge railway station, regular bus services and Exeter's bustling city centre are all within easy reach.

The well-proportioned accommodation comprises an entrance hall, a dual-aspect open-plan kitchen/dining room, and two double bedrooms on the ground floor. The first floor offers two further double bedrooms along with two separate shower rooms, making the property ideally suited to continued student or sharer occupation.

To the rear is an enclosed, low-maintenance garden, attractively paved and enjoying the benefit of rear access via a secure gate. A useful external utility cupboard houses the gas-fired central heating boiler.

AGENTS NOTE

The property is let for £2,200 per calendar month (excluding bills).

MATERIAL INFORMATION

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Virgin.

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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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

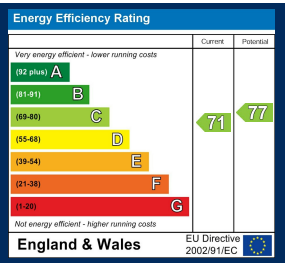
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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