



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



South Facing Rear  
Garden



Council Tax Band: B

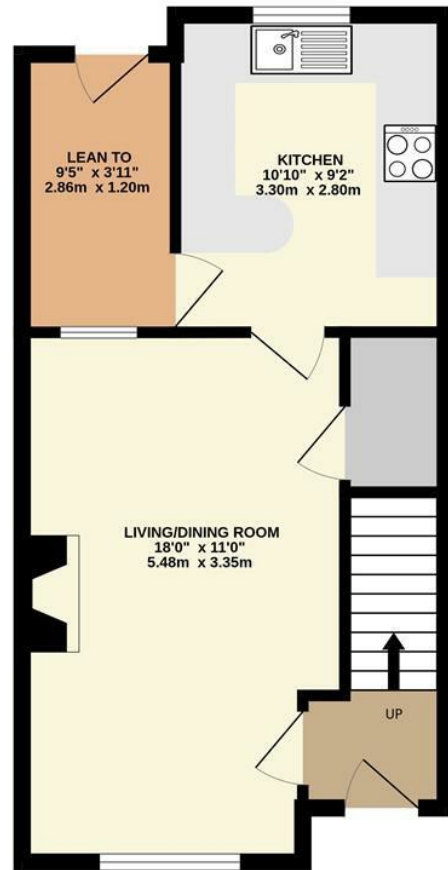
£270,000 Freehold

17 Parkhouse Road,

St Thomas, Exeter, EX2 9DB

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

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

A fantastic opportunity to acquire this well-presented three-bedroom mid-terrace property situated in the popular residential area of St Thomas. The property is conveniently located within easy reach of a full range of local amenities, including both primary and secondary schools, a comprehensive range of shops on Cowick Street, and Cowick Barton Playing Fields.

The property has a light and spacious feel throughout with accommodation comprising entrance hall, dual aspect living/dining room with useful downstairs storage, modern spacious kitchen with breakfast bar area, useful lean-to, two double bedrooms, and a third bedroom which would make an ideal home office. A modern first-floor bathroom completes the first-floor accommodation.

Outside is a charming cottage-style south-facing rear garden. A patio area provides a delightful seating area, and a border is planted with seasonal flowers. A garden shed provides useful storage space, and there is a gate providing rear access. To the front of the house is a small enclosed area of garden which is laid to paving.

Internal viewing is highly recommended.

### MATERIAL INFORMATION

Construction notes: Brick construction.

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

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.

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250 per calendar month, providing a gross rental yield of 5.55%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

### REFERRAL FEE DISCLOSURE

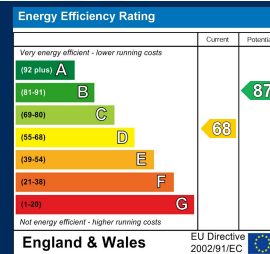
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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