



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit -  
Zone T3



Enclosed Rear Garden



Council Tax Band: C

Guide: £260,000 Freehold

50 Priory Road,  
, Exeter, EX4 7AR

[www.naomijryan.co.uk](http://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 spacious and well-presented three-bedroom terraced house situated in the highly convenient area of Mount Pleasant. This property is being sold with no onward chain and offers excellent access to the City Centre, as well as local amenities such as Mount Pleasant Health Centre and Priory Park.

The property presents an excellent opportunity for any prospective buyer seeking a home to modernise, featuring accommodation that includes an entrance porch, hallway, open-plan living/dining room, and a dual-aspect kitchen with a door leading to the rear garden. On the first floor, there are three generously sized bedrooms, with the first bedroom boasting an impressive bay window at the front aspect. Additionally, there is a bathroom located on the first floor. Notably, the property had a new boiler installed two years ago (December 2023).

Outside, there is an enclosed, low-maintenance garden that features two paved areas and steps leading up to a gate, providing pedestrian access to the rear.

Early internal viewing is strongly recommended.

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, 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.



