



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit
Required



Small Outside Space



Council Tax Band: B

£240,000 Freehold

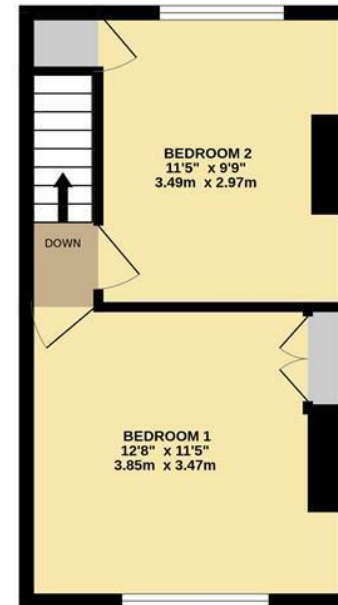
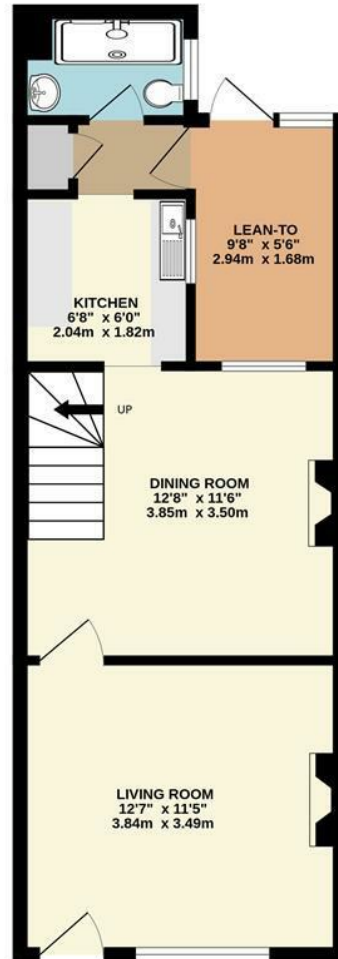
Napier Terrace,

City Centre, Exeter, EX4 3EZ

www.naomijryan.co.uk

GROUND FLOOR

1ST FLOOR



SUMMARY

A rare opportunity to acquire this charming city centre cottage offered to the market for sale with no onward chain. Located centrally within Exeter the property is well placed for access to the City Centre, riverside walks and dedicated cycle paths, Exeter's Historic Quayside and St David's Trains Station.

Requiring a degree of refurbishment this property represents an excellent opportunity for an owner occupier or investment purchaser. The accommodation comprises in brief living room, dining room, kitchen, ground floor shower room with modern suite, lean-to and two double bedrooms. There is a very small courtyard garden located at the rear of the property which could accommodate a small bistro set. The front of the property enjoys a wonderfully green outlook across Bartholomew's Cemetery and another small area of front garden with a sunny south westerly aspect.

Naomi J Ryan Estates are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing.

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.

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.

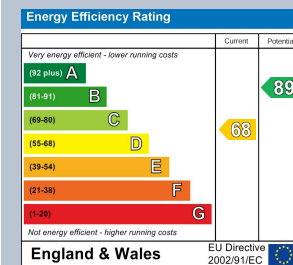


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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



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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.

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