



naomi j ryan
estate agents



End of Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



No Parking



No Garden



Council Tax Band: B

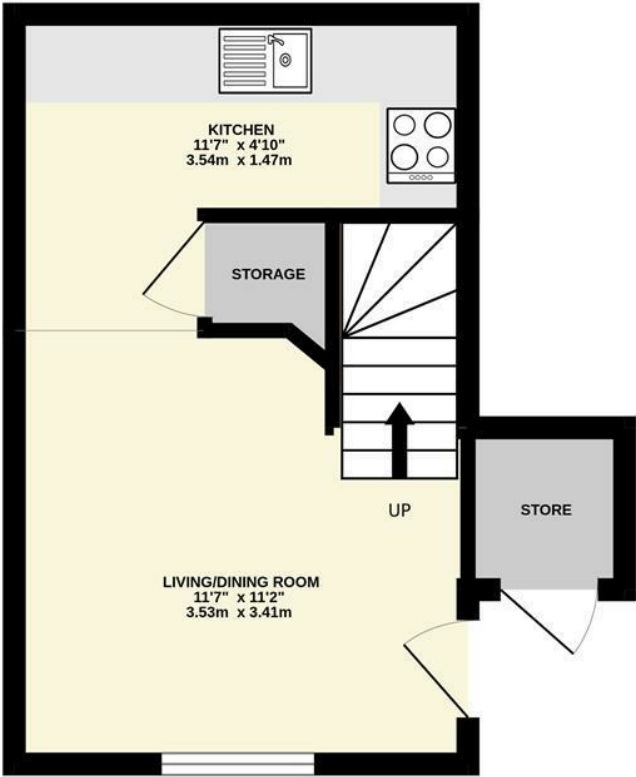
Guide: £225,000 Freehold



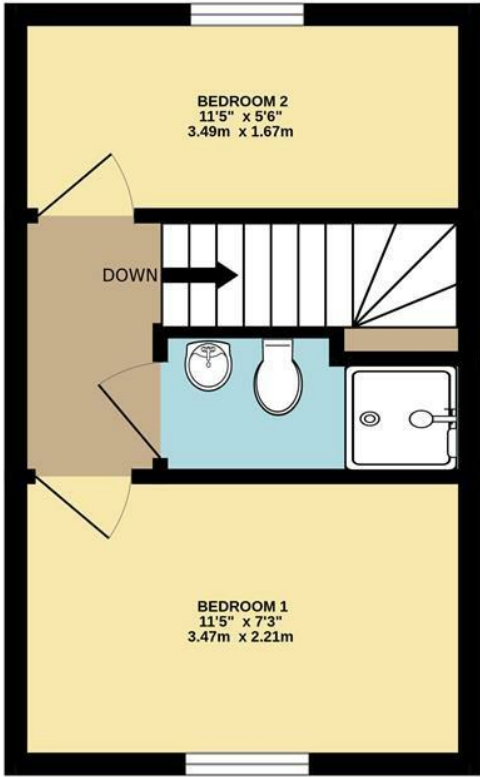
Bull Meadow Road,
St Leonards, Exeter, Devon, EX2 4JF

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 well-presented two-bedroom end-of-terrace house located in the popular area of St Leonards, being sold with no onward chain. The property offers excellent access to both the City Centre and Exeter's Historic Quayside, both of which are within walking distance. Bull Meadow Park is also a short walk from the property.

The modern accommodation comprises a covered porch way with a door opening into the open plan living/dining room, leading through to the modern kitchen with cream hi-gloss wall and base units, integrated fridge/freezer, washer/dryer, built-in oven, hob, and additional downstairs storage. To the first floor are two bedrooms and a modern shower room. The property is EPC rated: C.

The property offers an excellent first-time home or investment opportunity and early internal viewing is highly recommended.

AGENTS NOTE

There is no parking with this property. Car park season tickets can be purchased from Exeter City Council for the nearby Cathedral & Quay Car Park or Magdalen Road Car Park. Please contact Exeter City Council for further information.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £850 per calendar month, providing a gross rental yield of 4.5%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.

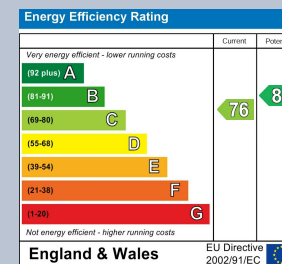


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THINKING OF SELLING?

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



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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