

naomi j ryan  
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permits



Enclosed Rear Garden



Council Tax Band:

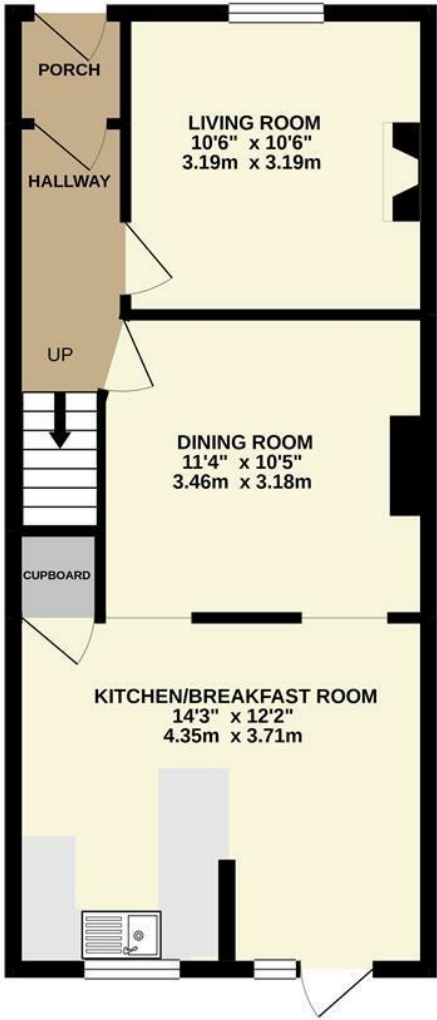
£215,000 Freehold

Buller Road,

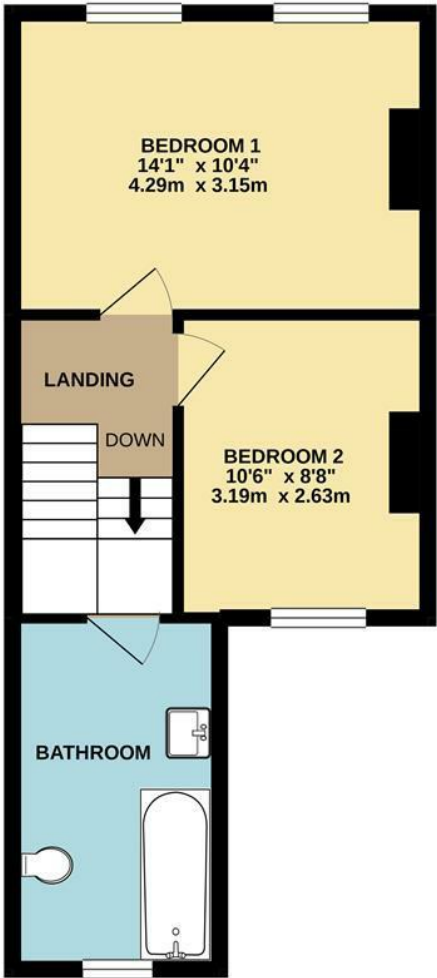
St Thomas, Exeter, Devon, EX4 1DA

[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 superb opportunity to purchase this two bedroom period terraced house, in need of modernisation throughout, and located in this highly convenient and sought after area of St Thomas. The property is within walking distance of amenities on nearby Cowick Street and Exeter's Historic Quay with its wide range of independent shops, cafes, and public houses. St Thomas Train Station and access to major road links are also easily accessible.

The property has been in the same ownership for just over twenty-five years and offers prospective buyers the chance to make their own mark on the property. The property comprises an entrance porch, hallway, living room (which is currently being used as a bedroom), separate dining room, extended kitchen/breakfast room, two first-floor double bedrooms, and a first-floor bathroom.

Outside the property has a delightful enclosed rear garden with a gate providing pedestrian access to the rear.

Viewing is highly recommended and a 360 Virtual Tour is available on our web site.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available for this property and is available on request - please contact us and we will arrange for the link to be emailed to you.



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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](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		62
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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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