



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Front & Rear Gardens Council Tax Band: B

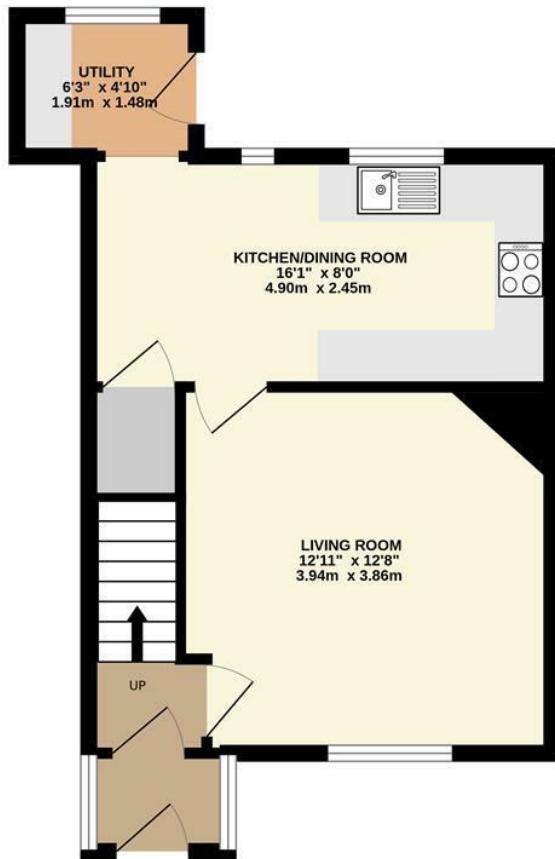


Guide £260,000 - £270,000  
Freehold

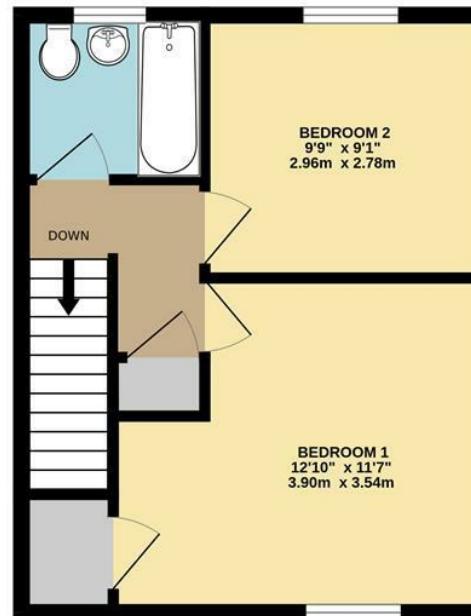
10 Alice Templer Close,  
Exeter, EX2 6AE

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

GUIDE PRICE £260,000 - £270,000:

A spacious and well-presented two-bedroom mid-terrace house situated on this sought-after residential street. The property enjoys an excellent location for access to the Royal Devon and Exeter Hospital, as well as Magdalen Road, which features a variety of independent cafes, restaurants, and shops. St Luke's University Campus is also conveniently nearby.

The accommodation is spread over two levels and includes an entrance porch, hallway, living room, a modern kitchen/dining room with a practical under-stairs storage cupboard, and a separate utility room. The first floor consists of two double bedrooms and a bathroom.

Externally, there is a charming enclosed rear garden, which is laid to lawn and includes a paved patio area. The garden features borders planted with a selection of seasonal plants. A gate allows for pedestrian access to the side. At the front of the house, there is a private driveway that offers off-road parking for one vehicle.

Early internal viewing is highly recommended.

### MATERIAL INFORMATION

Estate Management Charge: £386.96 payable for the 2025/26 period.

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas.

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.

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