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estate agents



End Terrace House



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit



Enclosed Garden



Council Tax Band:

Guide £315,000 Freehold

Elton Road,

Mount Pleasant, Exeter, Devon, EX4 7AT

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







## SUMMARY

An excellent opportunity to purchase this extended and well-presented three bedroom end of terrace house offered for sale with no onward chain. Located in this highly convenient area of Mount Pleasant, the property offers easy access to the City Centre, local amenities including Mount Pleasant Health Centre, and Priory Park.

The property has a lovely open plan layout on the ground floor with clearly defined areas with a spacious living room, separate dining room area, and under stair snug recess. To the rear of the house is the superb modern kitchen/breakfast room which has been extended by the current owners and has double doors out to the rear garden and additional light coming in from the side roof light windows. On the second floor are three good sized bedrooms and a newly fitted bathroom with a white suite. There are beautiful stripped and varnished floorboards to the landing and bedrooms one, and two.

Outside the property has a low maintenance and enclosed rear garden which is laid to gravel with a raised decked seating area. A gate provides access to the side access lane.

Early internal viewing of this beautiful period home and a 360 Virtual Viewing is available to view online.

## 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 to view on our web site.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1300 per calendar month, providing a gross rental yield of 4.96%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



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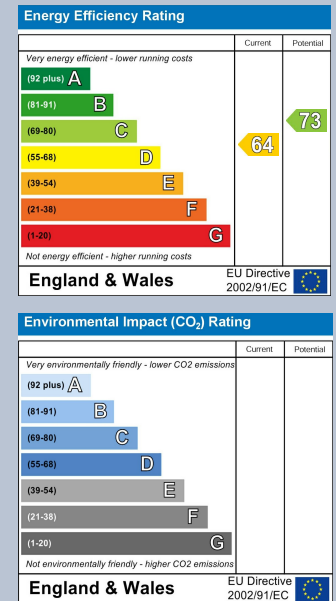






## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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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](mailto:enquiries@naomijryan.co.uk)  
[www.naomijryan.co.uk](http://www.naomijryan.co.uk)  
company registration number 6693899