



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Yes



Garden: Yes



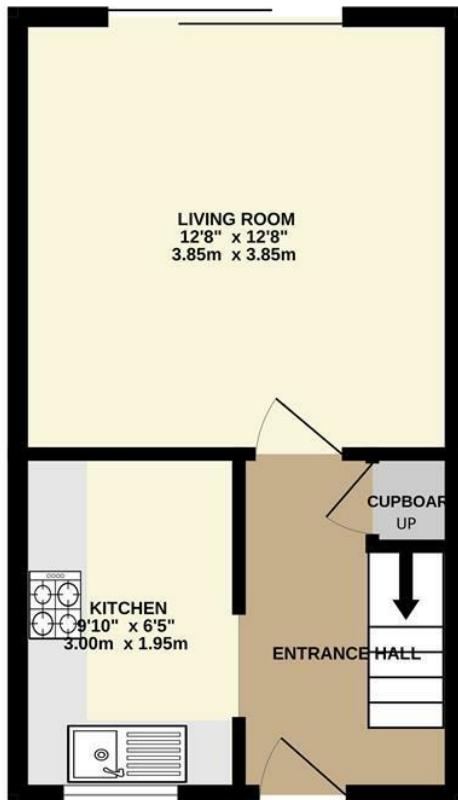
Council Tax Band: C

£1,150

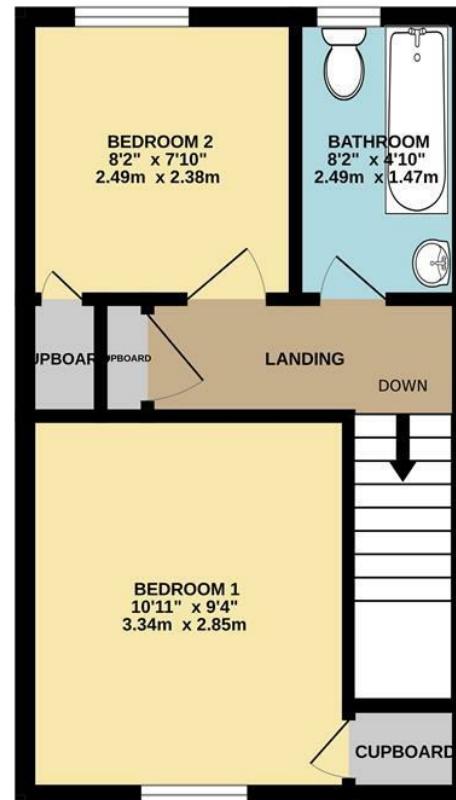
Grasslands Drive,  
, Exeter, EX1 3XY

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

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.8 sq.m.) approx.

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

Nestled in the charming area of Monkerton, Pinhoe, this delightful two-bedroom mid-terrace house on Grasslands Drive is an excellent opportunity for those seeking a comfortable and well-presented home. Recently redecorated, the property boasts a fresh and inviting atmosphere, enhanced by upgraded windows that allow for ample natural light.

Upon entering, you will find a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The two well-proportioned bedrooms provide a peaceful retreat, making this home ideal for a small family or a professional individual or couple. The bathroom has a bath with shower over to accommodate all needs.

The house is set back from the road, providing a sense of privacy and benefits from a garage and driveway located in a block which is accessed via a private driveway, servicing only a small number of properties. The garage is on the right.

The location is particularly advantageous, with easy access to a variety of useful amenities and excellent transport links, making commuting and daily errands a breeze. This property is available for immediate occupancy, subject to references, and presents a wonderful opportunity to settle into a lovely home in a sought-after area. Do not miss the chance to make this charming house your new home.

Holding Deposit £265



