



naomi j ryan
estate agents



Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



On Street
Permit Parking



Enclosed Rear Garden Council Tax Band: C



Offers Over:
£325,000 Freehold

13 Park Road,
Mount Pleasant, Exeter, EX1 2HS

www.naomijryan.co.uk



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

Offered for sale with no onward chain, this impressive bay-fronted period residence combines character features with spacious, extended accommodation in a highly sought-after and convenient location. Situated within easy reach of the City Centre and Ladysmith School, the property is ideal for families and professionals alike.

The accommodation is light and spacious throughout, featuring an entrance porch, welcoming hallway, elegant bay-fronted living room with a decorative tiled feature fireplace, separate dining room, kitchen/breakfast room, utility room with garden access, and a ground floor shower room. The first floor offers three well-proportioned double bedrooms and a family bathroom. The bathroom is well equipped with a modern roll-top bath and separate shower.

Outside, the enclosed rear garden provides an attractive and low-maintenance outdoor space, laid with decorative stone chippings and complemented by a rear pedestrian access gate.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: TalkTalk.

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.

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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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.

