naomi j ryan
estate agents

Mid Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

On Street Parking

Enclosed Rear Garden

Council Tax Band: C

£290,000 Freehold

7 Shaftesbury Road,

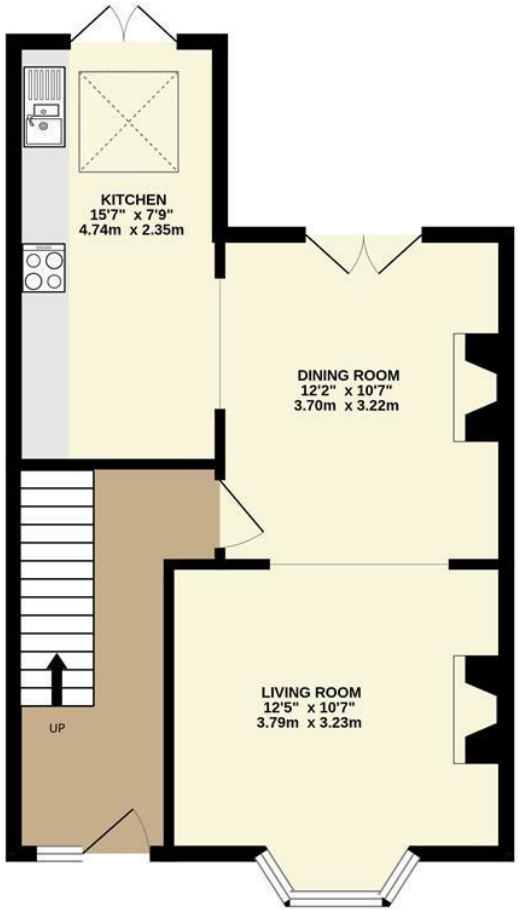
St Thomas, Exeter, EX2 9BR

www.naomijryan.co.uk

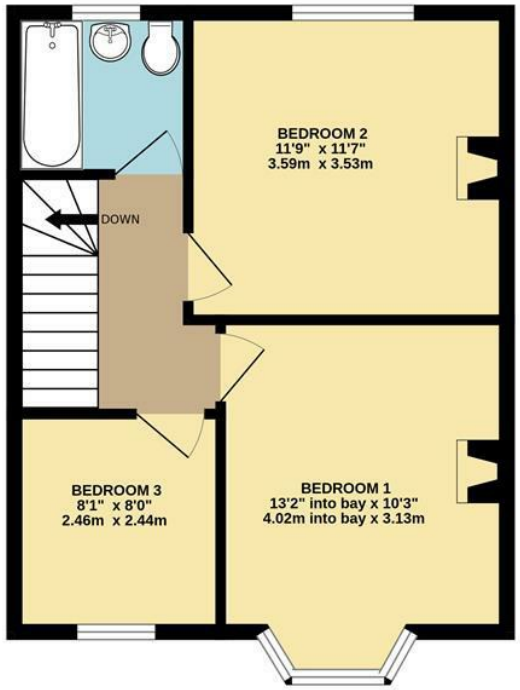
7 Shaftesbury Road, St Thomas, Exeter, EX2 9BR

£290,000 Freehold

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.
Made with Metropix ©2026

SUMMARY

A beautifully presented three-bedroom Victorian terraced house with a bay front, located in the sought-after residential area of St Thomas. This property is conveniently positioned within easy access to a comprehensive array of local amenities, including both primary and secondary schools, a wide selection of shops on the nearby Cowick Street, and Cowick Barton Playing Fields just a short distance away.

The accommodation features an entrance hall, an open-plan living and dining room with a bay window at the front and double doors from the dining room leading to the rear garden. Both the living and dining areas are enhanced by decorative fireplaces, adding character to the space. The kitchen is spacious and modern, with double doors opening to the rear garden. It is equipped with a contemporary matching range of shaker-style wall and base units, complete with a built-in oven and hob. The first floor comprises three bedrooms and a modern bathroom.

Externally, there is a charming enclosed rear garden. This garden includes a paved patio area, bordered by a low-level brick wall with planting borders. A gate allows for pedestrian access to the rear.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick

Utilities: Awaiting information.

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.

BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

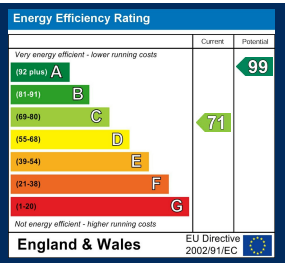
BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

naomi j ryan
estate agents

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
www.naomijryan.co.uk
company registration number 6693899