naomi j ryan
estate agents

Mid Terrace

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Gas Central Heating

On Street Permit Parking

Enclosed Rear Garden

Council Tax Band: B

£290,000 Freehold

26 King Edward Street,

, Exeter, EX4 4NY

www.naomijryan.co.uk

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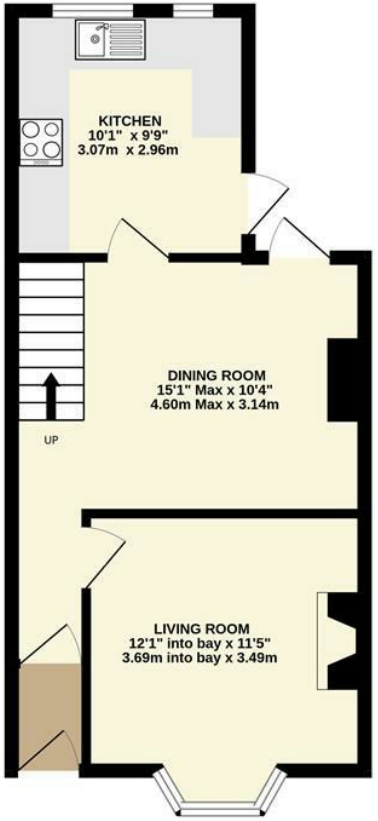
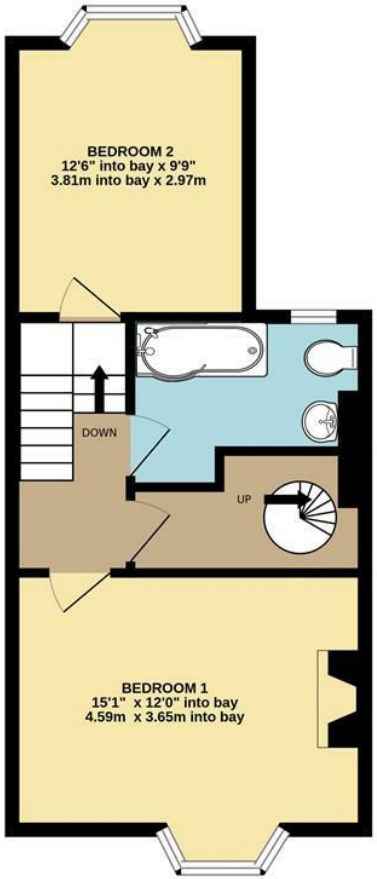
£290,000 Freehold

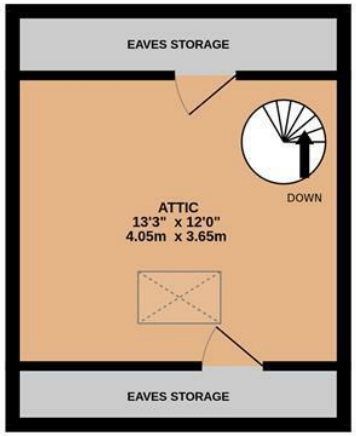
GROUND FLOOR



1ST FLOOR



2ND 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.
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SUMMARY

A beautifully presented mid-terrace home being sold with no onward chain and offering two generous double bedrooms and a delightful enclosed rear garden, situated in the highly sought-after area of St David's.

Conveniently located, the property provides easy access to St David's Train Station, the University of Exeter, and the City Centre, making it an ideal home for professionals, first-time buyers, or investors alike.

Beautifully maintained throughout, the accommodation is light, spacious, and full of character. The ground floor comprises an entrance porch with feature stained-glass detailing to the door, hallway, attractive living room with a bay window, and a separate dining room with direct access to the rear garden. The modern kitchen is fitted with a matching range of wall and base units and benefits from integrated appliances including a fridge/freezer, dishwasher, oven, and hob. A pleasant outlook over the rear garden further enhances the space.

On the first floor are two well-proportioned double bedrooms, with the main bedroom featuring a decorative tiled fireplace. The contemporary bathroom is fitted with a white suite and shower over the bath. From the landing, a space-saving spiral staircase leads to the attic space, which enjoys natural light from a rooflight window to the front elevation. The attic space offers future potential, subject to any required planning and consents.

Outside, the charming rear garden is fully enclosed and designed for ease of maintenance, being predominantly laid to lawn with an attractive timber-decked seating area, ideal for outdoor dining and entertaining.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes:

Utilities:

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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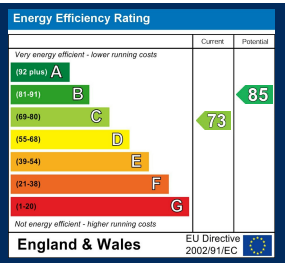
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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