



naomi j ryan
estate agents



House



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Residents Parking
Area



Landscaped Garden



Council Tax Band: B

£200,000 Freehold

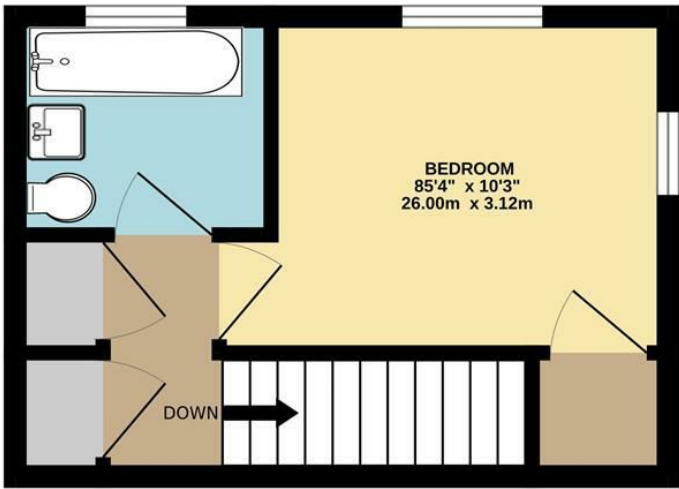
Queensland Drive,
Pennsylvania, Exeter, EX4 5AZ

www.naomijryan.co.uk

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.
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SUMMARY

A superb modern one bedroom which has been refurbished by the current owner and offers fantastic open plan living accommodation, being sold with no onward chain. Located within a small cul-de-sac, and at the end of a pedestrian walkway, the property is situated in the popular and well-regarded residential area of Pennsylvania. Approximately 2 miles north of the City Centre the area enjoys convenient access to a regular bus service, the newly re-opened Sylvania Stores, Mincinglake Valley Park & Exeter's Green Circle.

With light and spacious accommodation throughout, the property comprises entrance porch, an open-plan kitchen living/dining room with double doors to the garden, and a kitchen area fitted with a modern matching range of wall and base units, dishwasher, creating a contemporary open-plan living space. On the first floor is a dual-aspect double bedroom with pleasant views, and a modern bathroom. There are three storage cupboards on the first floor, one in the bedroom, and two on the first-floor landing.

Outside is the beautifully landscaped rear garden, laid to lawn with raised flower bed. A paved patio wraps around to the side of the house and provides a pleasant seating area overlooking the garden. To the end of the garden is a useful garden storage shed.

A short walk from the property, and located to the rear is the resident's car parking area where parking is on a first come, first served basis.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £895 per calendar month, providing a gross rental yield of 5.3%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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