



naomi j ryan  
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage & Driveway



Front & Rear Gardens Council Tax Band: D



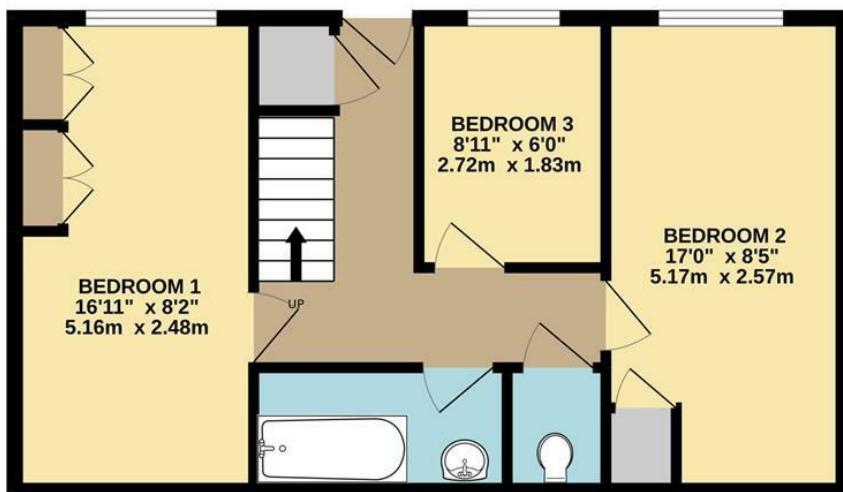
£325,000 Freehold

Widecombe Way,

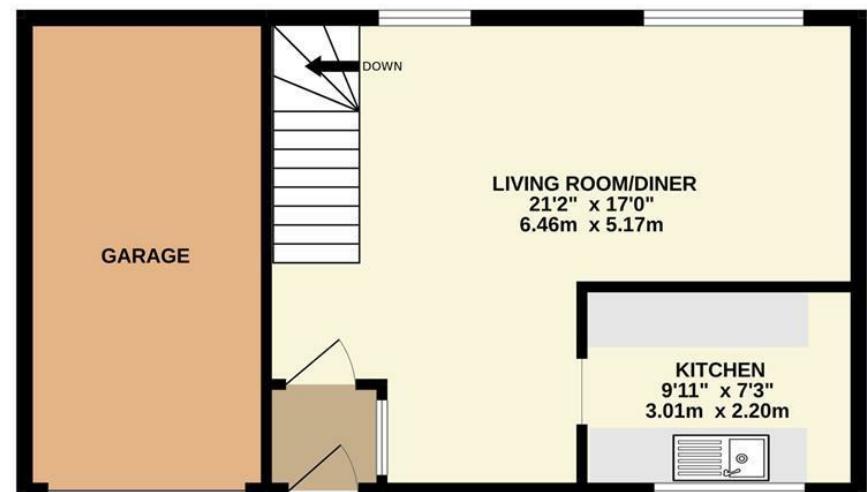
Pennsylvania, Exeter, Devon, EX4 5BZ

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

LOWER GROUND FLOOR



GROUND 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 rare opportunity to acquire this three bedroom detached home positioned at the end of a cul-de-sac within the popular residential area of Pennsylvania. Occupying an elevated position this well presented home enjoys beautiful views across the surrounding area and countryside. Situated approximately 2 miles north of the city center this highly regarded area enjoys convenient access to a regular bus service, Stoke Hill Junior & Infant School, the newly re-opened Sylvania Stores, Mincinglake Valley Park & Exeter's Green Circle.

The accommodation is light and spacious throughout comprising in brief entrance porch, open plan living room/diner enjoying beautiful views across the surrounding area and kitchen to the ground floor level. Stairs lead down to a hallway which offers access to three bedrooms, two of which are good sized doubles, a bathroom and a separate WC. Access to the garden can also be gained from the hallway. The property enjoys beautifully maintained front and rear gardens. The rear garden is arranged over a downward slope and tiered to sections of patio, mature shrubs and plants and decking. A set of steps to the side of the property offer access to the front aspect, garage and driveway.

Naomi J Ryan Estate Agents are delighted to bring this fantastic property to the market for sale and highly recommend internal viewing to appreciate all it has to offer.

### 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

### 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.





## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	69
(69-80) C	
(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

