naomi j ryan
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House - Terraced

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage & Driveway

Front & Rear Gardens

Council Tax Band: C

Offers Over £245,000

70 Rollestone Crescent,

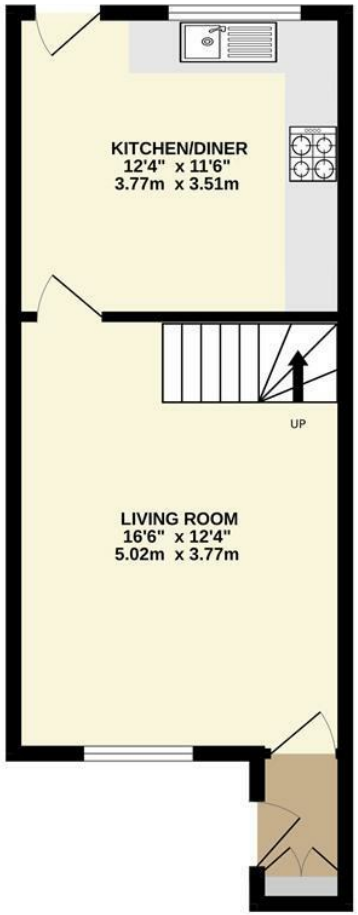
Pennsylvania, Exeter, EX4 5EF

www.naomijryan.co.uk

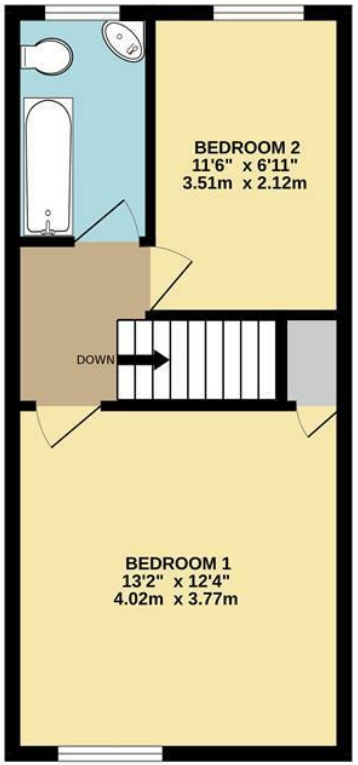
70 Rollestone Crescent, Pennsylvania, Exeter, EX4 5EF

Offers Over £245,000 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.
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SUMMARY

A well-presented two-bedroom property offering spacious accommodation, a well-maintained garden and a single garage with driveway. Located within the well regarded area of Pennsylvania, situated conveniently on the Northern outskirts of the city, the property occupies an elevated position, enjoying fantastic views across the surrounding area. The property is within easy reach of woodland walks (forming part of the Exeter Green Circle Walk) & Mincinglake Valley Park. The property is conveniently located for access to the well-regarded Stoke Hill Junior and Infant schools, University Campus, and a regular bus service into the City Centre. Sylvania Community Stores also offers a local shop & cafe facilities.

The accommodation comprises in brief, entrance porch, living room and kitchen/dining room to the ground floor. The kitchen is a particular feature of this property, fitted with stylish and contemporary units and wood effect work surfaces. The bathroom and two bedrooms, one of which is a generous double and the other a single bedroom are located to the first floor. Outside the property enjoys a well-maintained rear garden laid predominantly to lawn and decking. A seating area located at the far end of the garden makes the most of the view. A single garage and driveway, belonging to the property, are situated at the bottom of the steps on the righthand side.

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

MATERIAL INFORMATION

Construction notes: Brick
Heating: Gas Central Heating
Utilities: Connect to Mains Gas, Electric, Water & Drainage
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

360 VIRTUAL TOUR

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

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

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

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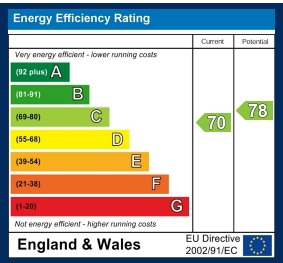
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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