



naomi j ryan  
estate agents



House - Semi-  
Detached



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



Driveway & Garage



Rear Garden



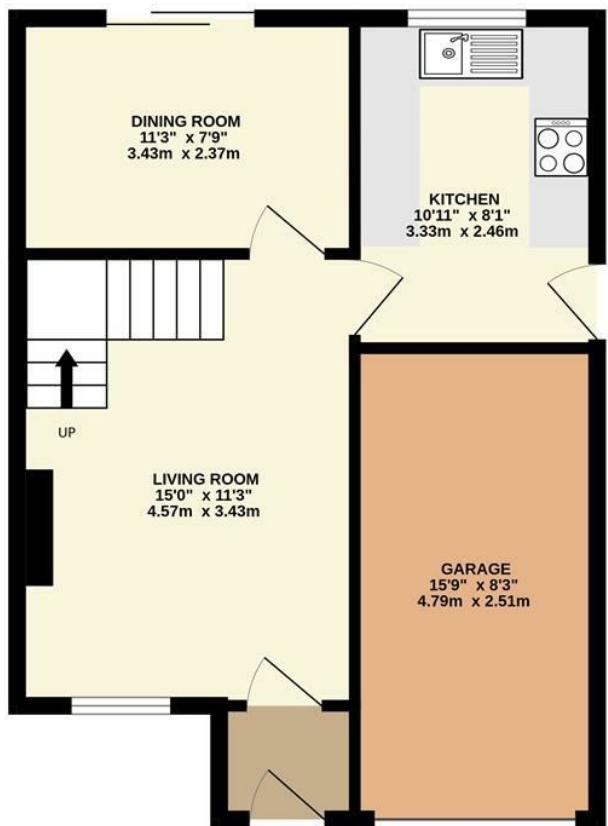
Council Tax Band: C

£350,000 Freehold

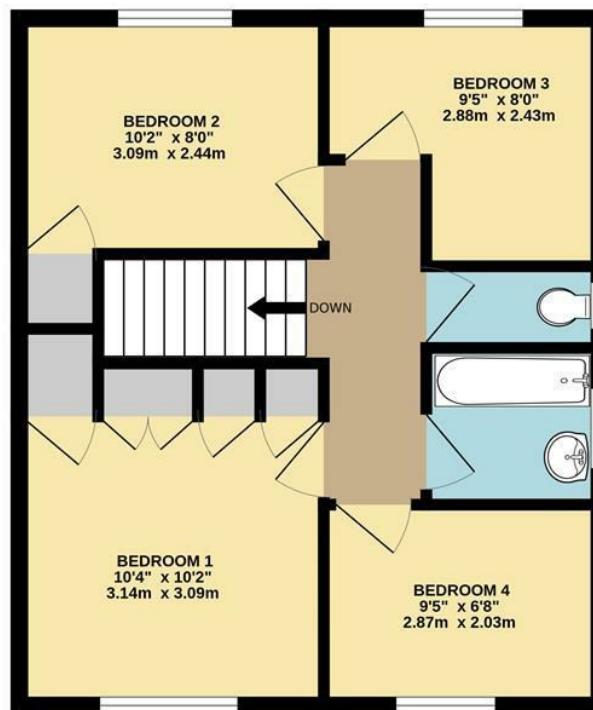
14 Perth Close,  
Pennsylvania, Exeter, EX4 5BB

[www.naomijryan.co.uk](http://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 well presented four-bedroom semi-detached home situated in a cul-de-sac with a charming view of adjacent woodland. This property is just a short stroll from Mincinglake Park, which is part of the Exeter Green Circle Walk, and is conveniently positioned for easy access to the well regarded Stoke Hill Junior and Infant schools, University Campus, and a regular bus service to the City Centre. Additionally, a local community shop is located nearby.

The home features bright and airy accommodation throughout briefly comprising an entrance porch, living room, kitchen, and a separate dining room on the ground floor. The dining room features French doors that open onto the rear garden and offers a view of the woodland behind the property. On the first floor, there are four bedrooms, a bathroom, and a separate WC.

The garden is a wonderful addition to the property. Designed for low maintenance, it is primarily laid out with patio and decorative stones and enjoys a good degree of privacy. A workshop/shed located in one corner of the garden is perfect for storage or as a studio and is serviced by power and lighting. To the side of the property is a pathway allowing pedestrian access to the front. A double-width driveway provides off-road parking for up to three vehicles. The garage, also fitted with power and lighting, offers convenient storage or additional off-road parking options.

Naomi J Ryan Estate Agents are pleased to present this property for sale and strongly recommend an internal viewing.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected 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.



