



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Private  
Driveway



Enclosed Rear Garden Council Tax Band: C



Guide: £375,000 Freehold



Stoke Meadow Close,

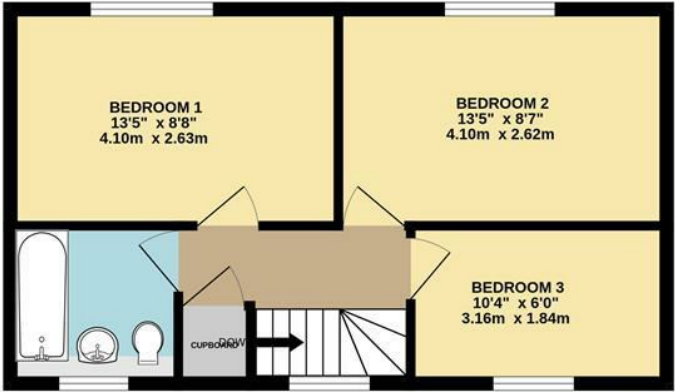
Pennsylvania, Exeter, EX4 5EG

[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 and extended three-bedroom semi-detached family home, being sold with no onward chain, and situated in a delightful position with an outlook over adjoining woodland. Situated within a small cul-de-sac the property is a short walk to Mincinglake Park, forming part of the Exeter Green Circle Walk. The property is conveniently located within easy reach of the well-regarded Stoke Hill Junior and Infant schools, University Campus, and a regular bus service into the City Centre.

The spacious accommodation comprises entrance hall, ground floor cloakroom, extended and dual aspect living room which offers versatile space as both living and dining areas, separate study room, modern kitchen/dining room with integrated fridge/freezer, and washer/dryer. The kitchen is open to the conservatory which provides a delightful seating area taking in views across the garden and woodland beyond. To the first floor are three good-sized bedrooms and a bathroom. From the first floor, and to the rear of the property, are delightful views across woodland and the surrounding area.

Outside the property has a superb rear garden with a decked seating area that wraps around the rear of the garage to provide a cozy outdoor seating space. The garden has decorative stone chipping pathways and a second decked area providing a great vantage point for Mincinglake Park. A gate provides access to the front of the house and a door provides access to the detached single garage. In front of the garage is a block-paved driveway providing additional parking for one vehicle.

Early internal viewing is highly recommended and a 360 Virtual Tour is available online.

### 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 £xxx per calendar month, providing a gross rental yield of xx%. 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](mailto:enquiries@naomijryan.co.uk)

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Current Potential       |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (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 |



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

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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