



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

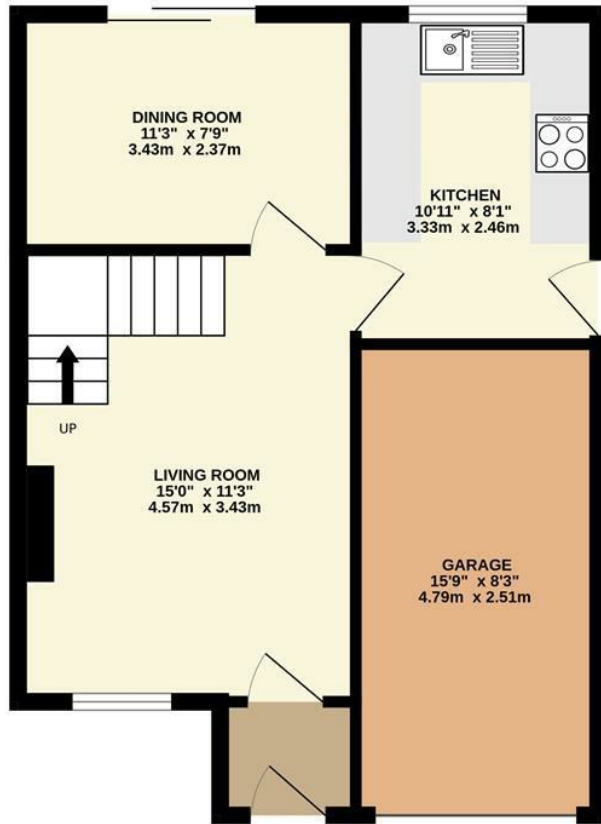
Guide Price £325,000-£335,000

14 Perth Close,

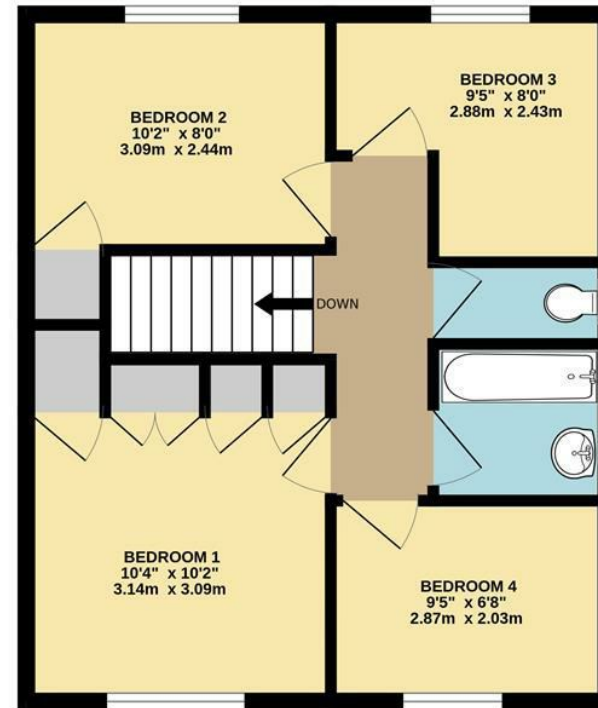
Pennsylvania, Exeter, EX4 5BB

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

GUIDE PRICE £325,000-£335,000.

Set within a peaceful cul-de-sac and enjoying a charming view across adjacent woodland, this well-presented four-bedroom semi-detached home offers bright, versatile living in a highly convenient position. Mincinglake Park — part of the Exeter Green Circle Walk — is just a short stroll away, while Stoke Hill Junior and Infant Schools, the University Campus, a regular bus service to the City Centre, and a local community shop are all within easy reach.

The accommodation is light and inviting throughout. The ground floor comprises an entrance porch, a generous living room, a modern kitchen, and a separate dining room. French doors from the dining room open directly onto the rear garden, framing a lovely outlook towards the woodland behind the property. Upstairs, four well-proportioned bedrooms are accompanied by a family bathroom and a separate WC.

The rear garden is a standout feature — designed for low maintenance with patio and decorative stone areas, it enjoys excellent privacy and a tranquil feel. A powered workshop/shed provides ideal storage or potential studio space. To the side, a pathway offers pedestrian access to the front, while a double-width driveway accommodates up to three vehicles. The garage, also fitted with power and lighting, provides further storage or additional parking options.

Naomi J Ryan Estate Agents are delighted to bring this property to the market and highly 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.







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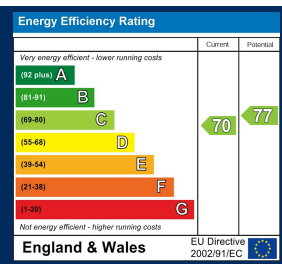
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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