

naomi j ryan
estate agents

Lower Ground Floor Apartment

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Gas Central Heating

On Street Permit Parking

Private Courtyard & Communal Parkland

Council Tax Band: B

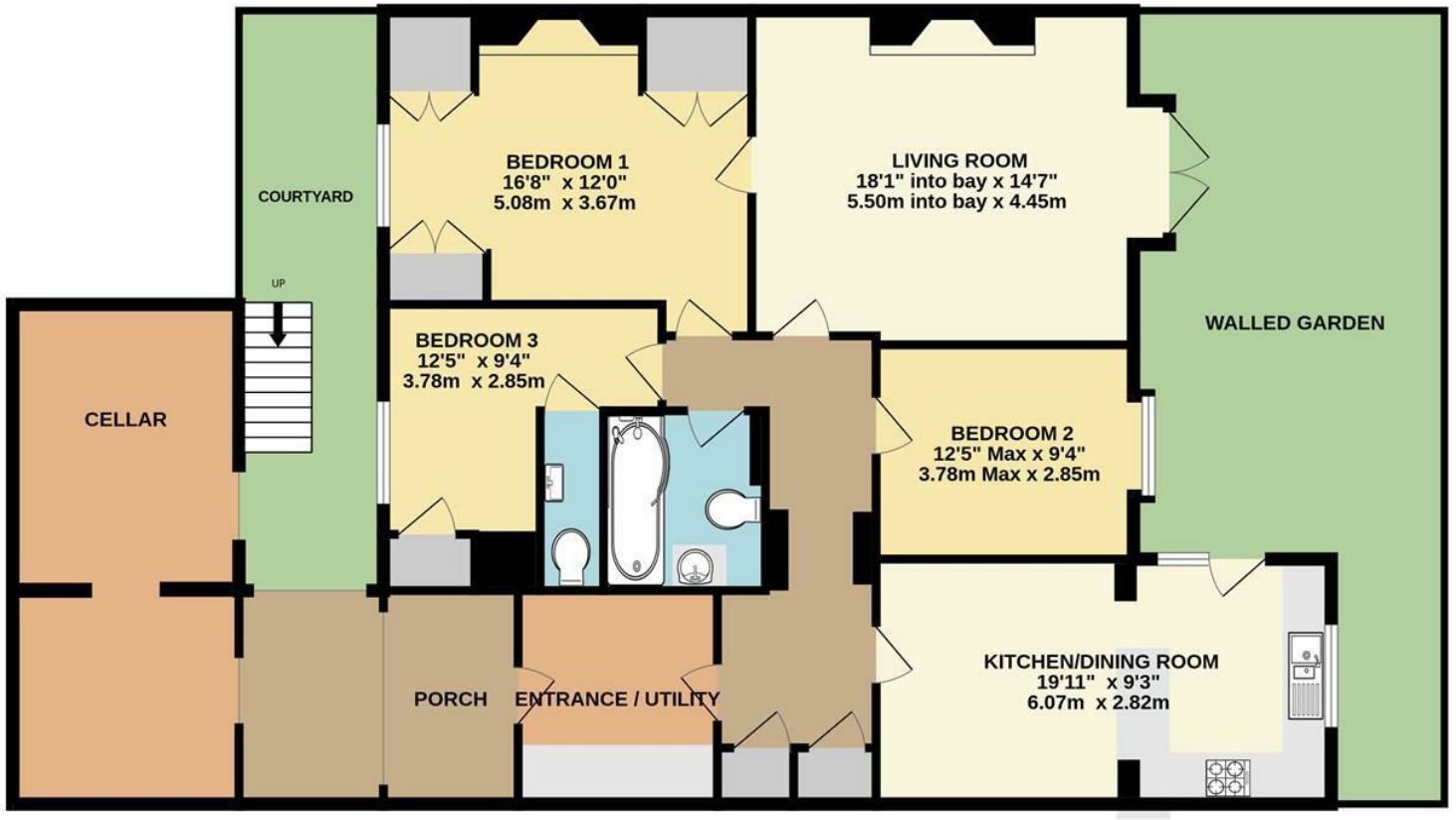
Guide Price:
£325,000 - £350,000 Leasehold

5A Pennsylvania Park,

Pennsylvania, Exeter, EX4 6HB

www.naomijryan.co.uk

LOWER 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.
Made with Metropix ©2026







SUMMARY

Guide Price £325,000 - £350,000.

Offered for sale with no onward chain, this stylish and generously proportioned three-bedroom apartment forms part of Pennsylvania Park, one of Exeter's most distinguished Grade II Listed Regency terraces. Believed to have been built in 1821, the terrace was famously described by renowned architectural historian Pevsner as "the piece de résistance of Regency Exeter."

Situated in the highly sought-after suburb of Pennsylvania, the property enjoys an elevated position just north of the city centre, nestled between the historic parkland of Duryard and Stoke Hill. Pennsylvania is regarded as one of Exeter's most prestigious residential areas, with Pennsylvania Park originally commissioned by Quaker banker Joseph Sparkes, who named the terrace after the American state, a name later adopted by the wider neighbourhood.

The well-presented accommodation offers a wonderful blend of character and modern convenience. The spacious living room features an impressive fireplace as its focal point and French doors opening onto a private walled courtyard garden. A separate modern kitchen/dining room provides excellent space for everyday living and entertaining. There are three double bedrooms, with the main bedroom benefiting from built-in double wardrobes, while the third enjoys the convenience of an en-suite WC. A contemporary bathroom and practical utility/entrance hall complete the accommodation.

Outside, the apartment enjoys the rare advantage of both private front and rear courtyard gardens, providing attractive and low-maintenance outdoor spaces. Residents also have access to a private communal park directly opposite, with a small annual membership fee granting exclusive use and the opportunity to take part in the park's friendly community events.

This superb apartment is offered to the market with no onward chain.

OUTSIDE

The property enjoys the rare benefit of two private courtyard gardens. The front terrace enjoys a pleasant southerly aspect, while the larger rear courtyard is perfectly positioned to capture the afternoon and evening sun. Offering a high degree of privacy and seclusion, it provides an ideal space for relaxing and entertaining.

Directly opposite the terrace lies an impressive expanse of beautifully maintained parkland extending to just under two acres. Reserved exclusively for residents of Pennsylvania Park, these attractive grounds have become a focal point for the community, hosting annual events including a summer garden party and fireworks celebration. Residents also have the opportunity to hire the park for private functions.

A modest annual fee of approximately £xx contributes towards the ongoing maintenance of the grounds, ensuring they continue to be presented to an exceptional standard throughout the year.

LEASEHOLD INFORMATION

Length of Lease: 999 Years from 29 September 1975.
Annual Service Charge: 20% of upkeep costs as required.
Annual Ground Rent: Awaiting information.
Service Charge Review Period (Year/Month): Awaiting information.
Ground Rent Review Period (Year/Month): Awaiting information.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

MATERIAL INFORMATION

Utilities: Mains gas, electricity, water and 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

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

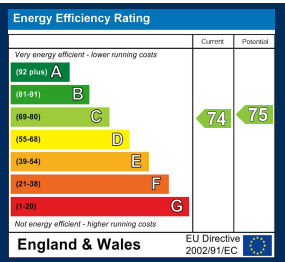
BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

naomi j ryan
estate agents

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899