



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage and Driveway



Gardens to
Front & Rear



Council Tax Band: E

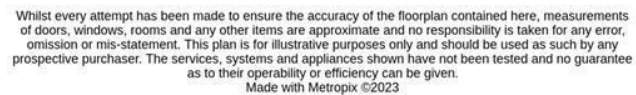
£450,000 Freehold

Stoke Meadow Close,

Pennsylvania, Exeter, EX4 5EG

www.naomijryan.co.uk

1ST FLOOR





SUMMARY

Guide Price of £450,000-£465,000 An extended and well-presented four-bedroom detached house situated in the popular residential area of Pennsylvania. Situated within a small cul-de-sac the property is a short walk to Mincinglake Park, forming part of the Exeter Green Circle Walk. Sylvania Community Stores is just around the corner, also offering cafe facilities, and 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.

Offering versatile accommodation over two floors, the property comprises entrance hall, ground floor cloakroom, superb fitted kitchen which is open plan to the family room and dining area. From the family room double doors open out to the rear garden. There is a separate living room area that provides access to the conservatory. From the conservatory access can be gained to the front garden. On the first floor are four double bedrooms, an ensuite shower room, and a further family bathroom.

Double doors from the family room open out to a delightful patio area, providing a pleasant seating area with steps up to an area of garden laid to lawn. The garden is bordered by mature shrubs and leads up to a raised decked seating area. To the front is an enclosed garden, laid to lawn and with garden pond. To the side of the house is the single garage with additional parking in front.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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

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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