



naomi j ryan  
estate agents



Detached Bungalow



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Off Road  
Parking Space



Front & Rear Gardens



Council Tax Band: D

£425,000 Freehold

Glen Walk,

Pennsylvania, Exeter, EX4 5EA

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

# 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.  
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## SUMMARY

A well-presented detached bungalow with delightful gardens to the front and rear, being sold with no onward chain. Situated in the popular and sought-after area of Pennsylvania, and located down a pedestrian walkway the property is within easy reach of woodland walks (forming part of the Exeter Green Circle Walk). The property is conveniently located for access to the well-regarded Stoke Hill Junior and Infant schools, University Campus, and a regular bus service into the City Centre. Sylvania Community Stores also offers cafe facilities.

Offering spacious accommodation throughout, the property comprises entrance hall, cloakroom, L-shaped living/dining room, separate study, modern fitted kitchen with white hi-gloss wall and base units, three good-sized bedrooms, modern shower room, and a conservatory.

Outside are delightful gardens, the rear garden is beautifully maintained with a paved patio and an area of lawn with well-stocked beds and borders. A summerhouse and garden shed provide useful storage spaces. There is access via the side of the property to the front where there is a further area of garden with decorative stone chippings and shrubs.

A short walk from the property is the single garage (the middle garage of three) with additional parking space in front.

Early internal viewing is highly recommended.

### AGENTS NOTE

The property is being sold with no onward chain.

Solar panels are installed on the roof of the property.

### 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	83
(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	



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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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