



naomi j ryan
estate agents



Bungalow - Detached



Bedrooms: 2



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Mature Front & Rear
Gardens



Council Tax Band: D

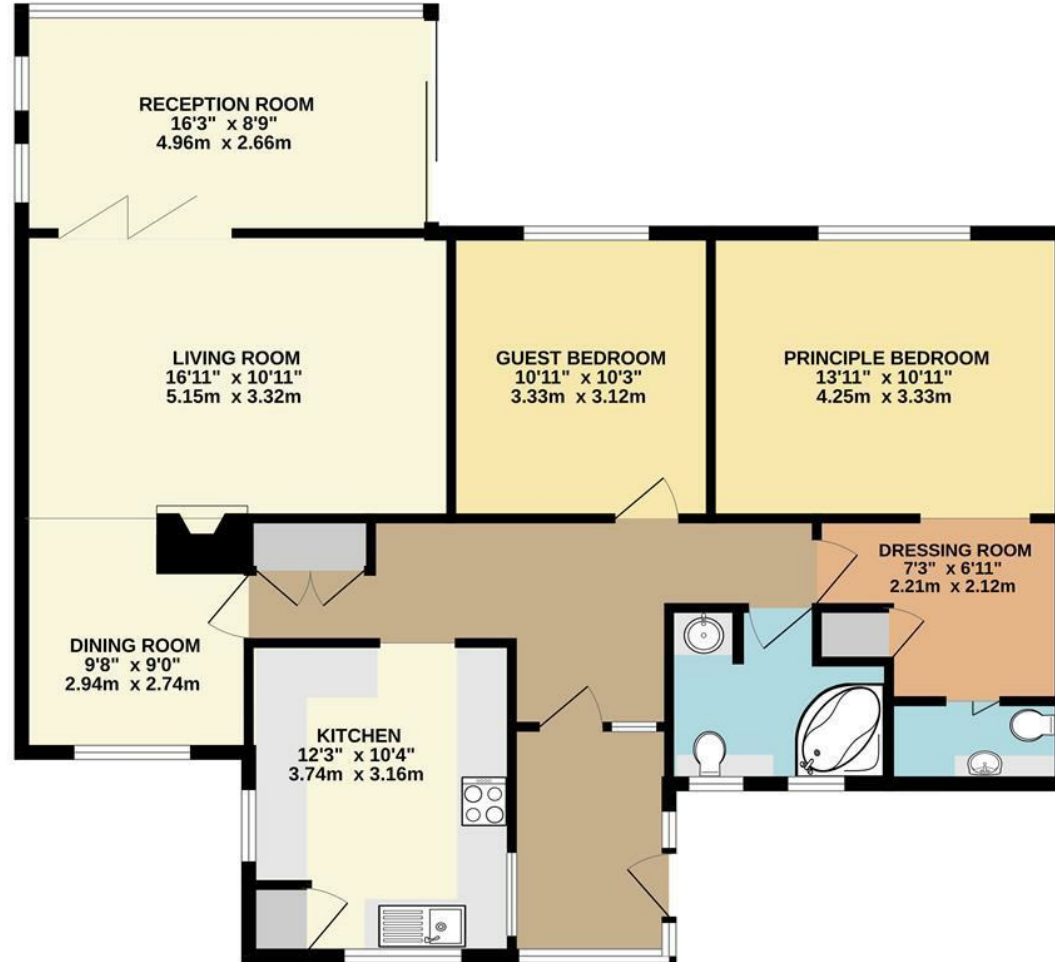
£550,000 Freehold



Pennsylvania Road,
Pennsylvania, Exeter, EX4 5BG

www.naomijryan.co.uk

PENNSYLVANIA ROAD





SUMMARY

A rare opportunity to acquire this exceptional detached bungalow, offered to the market with no onward chain, enjoying an elevated position with views across the surrounding area. The property is conveniently located for access to a range of local amenities including Exeter University's Streatham Campus, the well regarded Stoke Hill Infant & Junior School and Mount Pleasant Health Centre. A bus stop is located conveniently just outside the property, this regular service offers access into the City Centre.

The property is beautifully presented throughout offering light and spacious rooms with a contemporary feel. In brief the accommodation comprises, porch, entrance hall, kitchen fitted with contemporary units and integrated appliances, dining room enjoying views across the front garden & surrounding area, living room and a further reception room. This incredibly light space is a particular feature of the property with generous glazing and a high ceiling. Accessed via bi-fold doors from the living room, this further reception room offers access onto a patio and the rear garden. A family bathroom, a double guest bedroom and a principle bedroom with dressing area and ensuite wet room complete the accommodation.

The bungalow enjoys an elevated position surrounded by beautiful & mature gardens to the front and rear of the property. The front of the property is accessed via steps and a pathway leading to the front door. The front garden is laid to a variety of flowers, shrubs and trees. A driveway and single garage provide off road parking. The rear garden enjoys a sunny south westerly aspect and a good degree of privacy. The garden is arranged over two levels. A patio, providing a pleasant seating area and lawn which is interspersed and bordered by mature shrubs, trees and flower beds.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

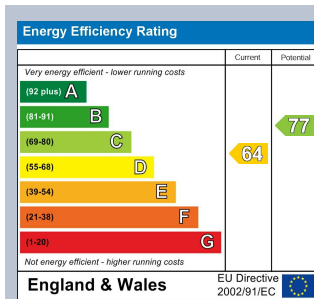
A 360 degree Virtual Tour is available to view on our web site.

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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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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