



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage &
Private Driveway



Enclosed Rear Garden



Guide: £600,000 - £625,000

Freehold



Sylvan Avenue,

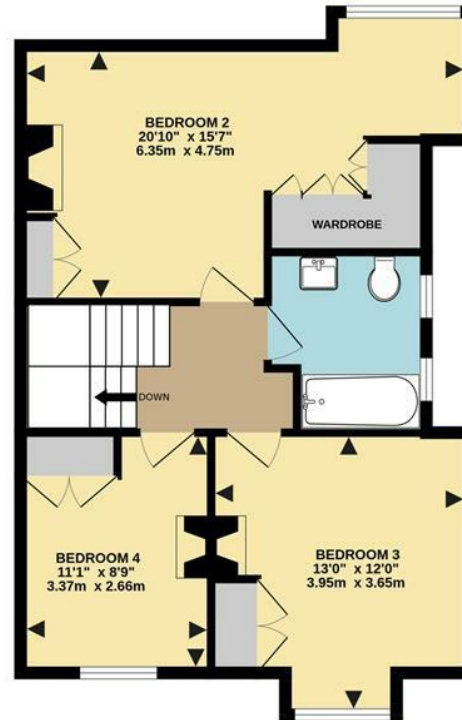
Lower Pennsylvania, Exeter, Devon, EX4 6ES

www.naomijryan.co.uk

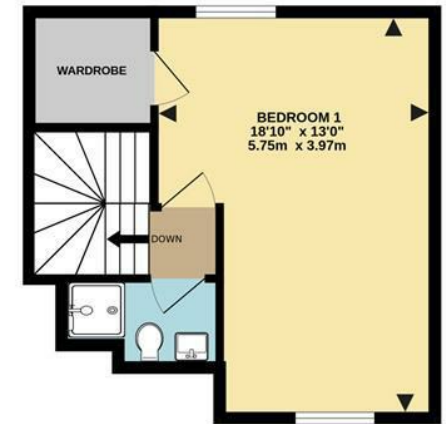
GROUND FLOOR



1ST FLOOR



2ND 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

GUIDE PRICE £600,000 - £625,000:

A beautifully presented four-bedroom semi-detached home situated in this highly sought-after residential area. Located within a small cul-de-sac with superb views across the city, 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.

The property retains many character features, typical of its era, including high ceilings, feature fireplaces, and picture rails. During their ownership, the current owners have replaced the kitchen and bathrooms, and more recently, the double-glazed windows and patio doors.

The spacious accommodation comprises entrance hall, dual aspect living room with a feature fireplace, a separate dining room with double doors to the rear garden, a modern fitted kitchen with a comprehensive range of shaker style units, granite work surfaces, an integrated fridge, and under stairs storage recess, a utility room, four good sized bedrooms, modern bathroom and a second shower room on the second floor. The second-floor double bedroom benefits from a walk-in wardrobe and superb views across Exeter to the front and rear.

Outside is a superb rear garden, fully enclosed and enjoying a good degree of privacy. The garden is laid to lawn with mature hedges. A raised decked area provides a pleasant seating area. Immediately to the side of the house is the garage/workshop which offers great potential to integrate as part of the living accommodation (subject to any consents required).

To the front of the house is a private block paved driveway (installed 2021) providing off-road parking in front of the garage. A well-maintained area of garden to the front, with a patio area, provides an ideal spot to take advantage of the late afternoon sun.

Early internal viewing is highly recommended for this delightful property.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

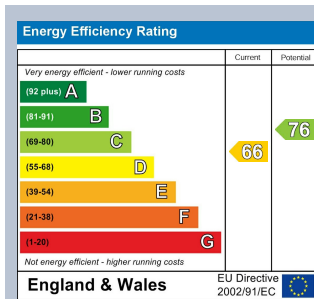
REFERRAL FEE DISCLOSURE

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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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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