



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage & Driveway



Enclosed Rear Garden



Council Tax Band: C

£280,000 Freehold

21 Widecombe Way,

Pennsylvania, Exeter, EX4 5BZ

www.naomijryan.co.uk





SUMMARY

Offered to the market for sale with no onward chain is this wonderful three bedroom semi-detached property. Located within the well regarded area of Pennsylvania, situated conveniently on the Northern outskirts of the city, the property occupies an elevated position, enjoying fantastic views across the surrounding area.

The property is within easy reach of woodland walks (forming part of the Exeter Green Circle Walk) & Mincinglake Valley Park. 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 a local shop & cafe facilities.

Requiring a degree of modernisation throughout the accommodation comprises in brief, entrance porch, living room, kitchen, conservatory and WC to the ground floor. Three bedrooms and a bathroom are located to the first floor and complete the accommodation. Outside the property enjoys a generous, tiered rear garden that sweeps around the side of the property. Features include seating areas, to enjoy the fantastic views, a brick outhouse with power & lighting, summer house and pedestrian side access. The top section of garden would be ideal for vegetable patches. A single garage and driveway, belonging to the property, are situated at the bottom of the steps on the lefthand side.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Mains Gas, Electric, Water & 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>

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.







**BRITISH
PROPERTY
AWARDS**

2021

★★★★★

GOLD WINNER

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**BRITISH
PROPERTY
AWARDS**

2022

★★★★★

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**BRITISH
PROPERTY
AWARDS**

2023

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**BRITISH
PROPERTY
AWARDS**

2024

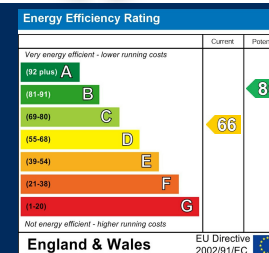
★★★★★

GOLD WINNER

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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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