



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Parking



Front & Rear Gardens



Council Tax Band: C

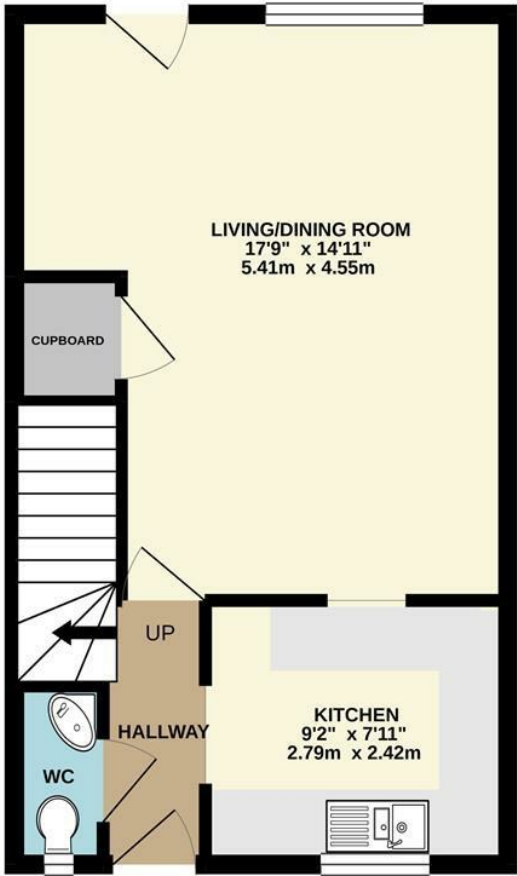
£290,000 Freehold

21 Rolleston Crescent,

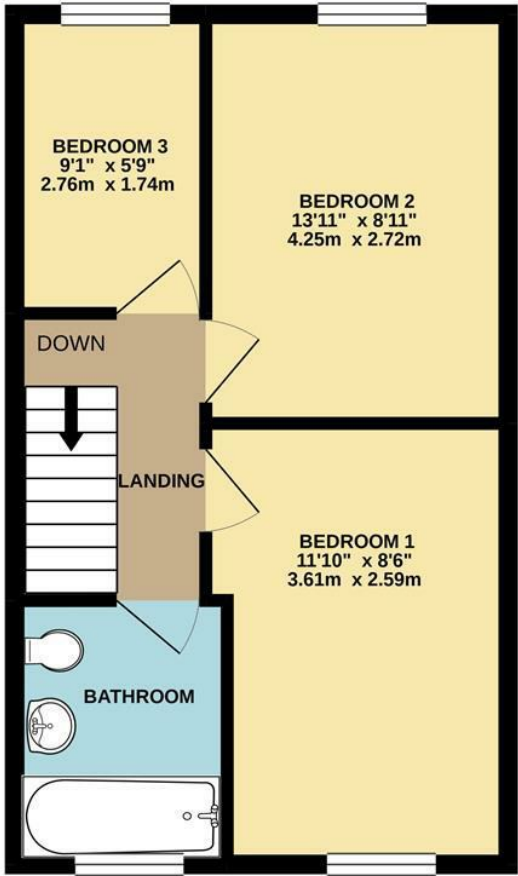
Pennsylvania, Exeter, Devon, EX4 5EB

www.naomijryan.co.uk

GROUND FLOOR



1ST 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, three bedroom property offered to the market for sale with no onward chain. Located within the well regarded area of Pennsylvania, situated conveniently on the Northern outskirts of the city, the property occupies a peaceful position along a pedestrian walkway. 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.

The property offers light and spacious accommodation with generous proportions. In brief the accommodation comprises of an entrance hall, contemporary kitchen fitted with stylish units, WC and living/dining room to the ground floor. Three generous bedrooms and a bathroom are situated to the first floor. Further features include gas central heating & double glazing. Outside the property enjoys both front and rear gardens. The rear garden is fully enclosed, enjoys a good degree of privacy and is comprised predominantly of lawn with mature shrub borders. A single garage and additional parking space are located at the top of the pedestrian walkway.

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: Awaiting Information

Heating: Gas Central Heating

Utilities: Connected to mains Electric, Gas, 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.

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.



