



naomi j ryan  
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Single Garage &  
Parking



Generous Gardens



Council Tax Band: D

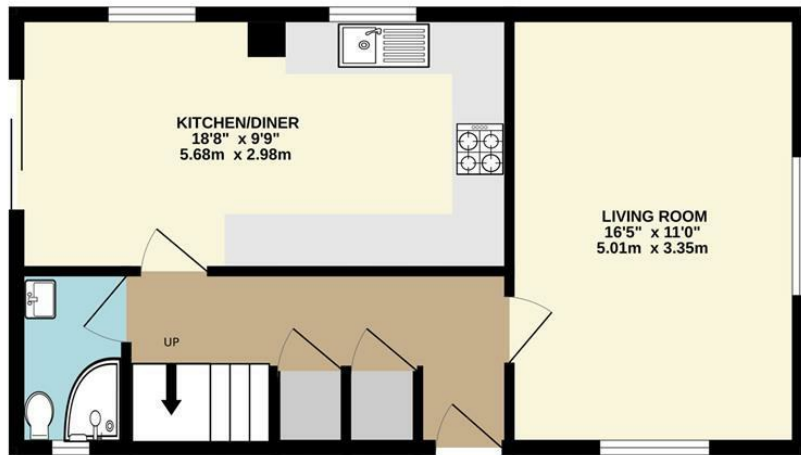
Guide Price: £400,000 - £425,000  
Freehold

16 Mayflower Avenue,

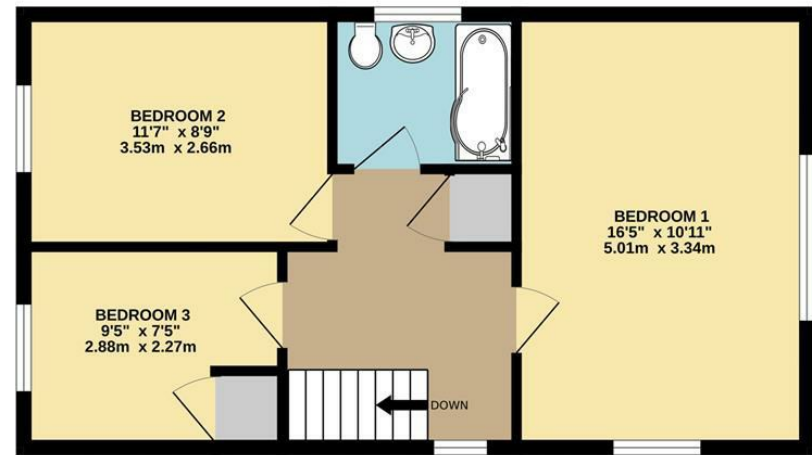
Pennsylvania, Exeter, EX4 5DS

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

An exceptionally well-presented detached property situated on a generous plot within a small cul-de-sac of just three properties. This home is a short walk from Mincinglake Park, which is part of the Exeter Green Circle Walk, and is conveniently located for easy access to the highly regarded Stoke Hill Junior and Infant schools, University Campus, and a regular bus service to the City Centre. Furthermore, a local community shop is situated nearby.

The accommodation is presented to a high standard, featuring light and spacious rooms with a modern aesthetic. In summary, the accommodation includes an entrance hall with a range of fitted downstairs storage cupboards, a dual aspect living room, a WC & shower room, and a kitchen/diner on the ground floor. The kitchen/diner is a wonderful addition to this property, equipped with sleek and stylish kitchen units, an integrated dishwasher and sliding doors that lead onto the rear garden. On the first floor, a generous landing provides access to three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a generous plot with well-maintained gardens at the rear and to the side of the property. The rear garden is fully enclosed and offers a good degree of privacy consisting of a patio and lawn with mature shrub borders. Additionally, there is ample off-road parking and a single garage that includes power, lighting, plumbing for a washing machine and a courtesy door leading into the garden.

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

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to 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 ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

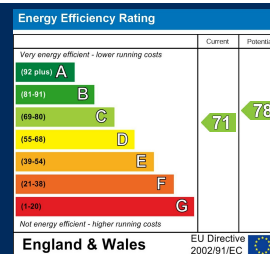
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN EXETER

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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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