naomi j ryan
estate agents

Detached

Bedrooms: 4

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage & Private Driveway

Front & Rear Gardens

Council Tax Band: F

£650,000 Freehold

25 Doriam Close,

Pennsylvania, Exeter, EX4 4RS

www.naomijryan.co.uk

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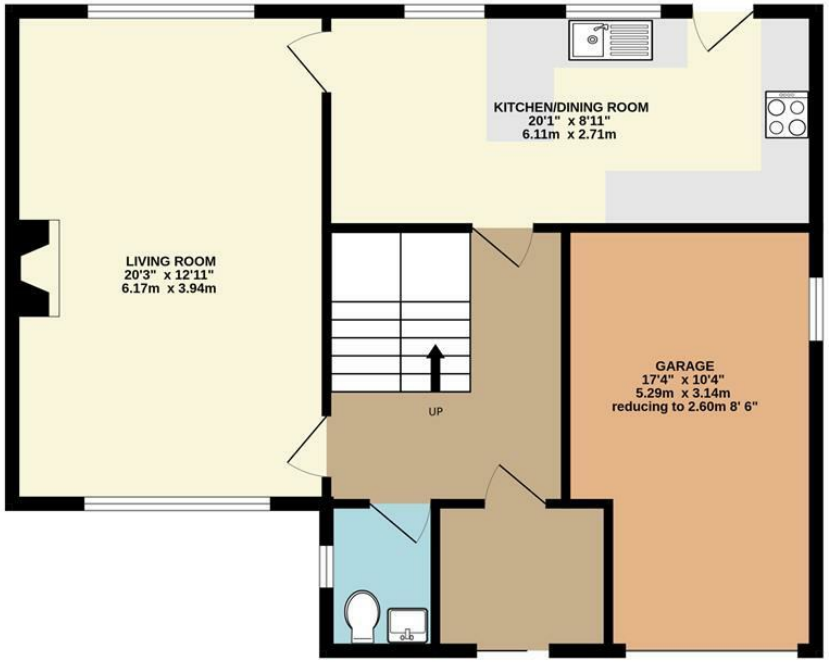
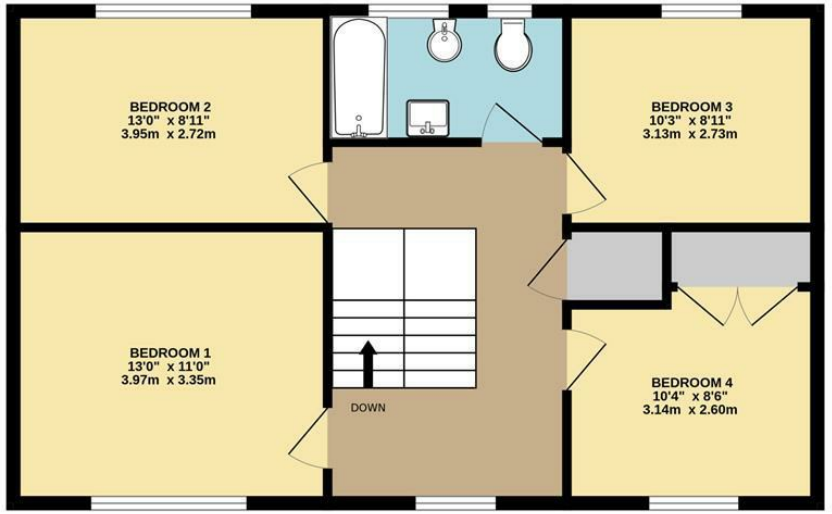
£650,000 Freehold

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 detached four-bedroom family home, tucked away at the end of a small residential cul-de-sac. Conveniently positioned, the property is within easy reach of the University of Exeter's Streatham Campus, while Exeter City Centre—with its wide range of shops, restaurants, and amenities—is also readily accessible.

The home enjoys attractive views to the front across the surrounding area, extending towards the countryside beyond. Although requiring some modernisation, it presents an excellent opportunity for buyers to create a superb family residence tailored to their own tastes.

The accommodation includes an entrance hall, ground-floor cloakroom, a spacious dual-aspect living room, and a separate open-plan kitchen/dining room. Upstairs, there are four well-proportioned double bedrooms, two of which benefit from the pleasant front-facing views. A modern bathroom serves the first floor, featuring a four-piece suite with bath, wash hand basin, bidet, and WC.

Outside, the property offers generous front and rear gardens. The enclosed rear garden is predominantly laid to lawn and framed by mature shrubs and trees, with side access leading to the front. The front garden is also mainly lawned with planted borders. A single garage and private driveway provide convenient off-road parking.

Early viewing is highly recommended to fully appreciate the potential on offer.

MATERIAL INFORMATION

Construction notes: Awaiting Information.

Utilities: Mains gas, electricity, water, and 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

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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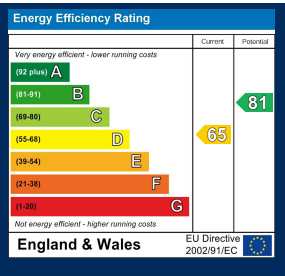
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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