



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



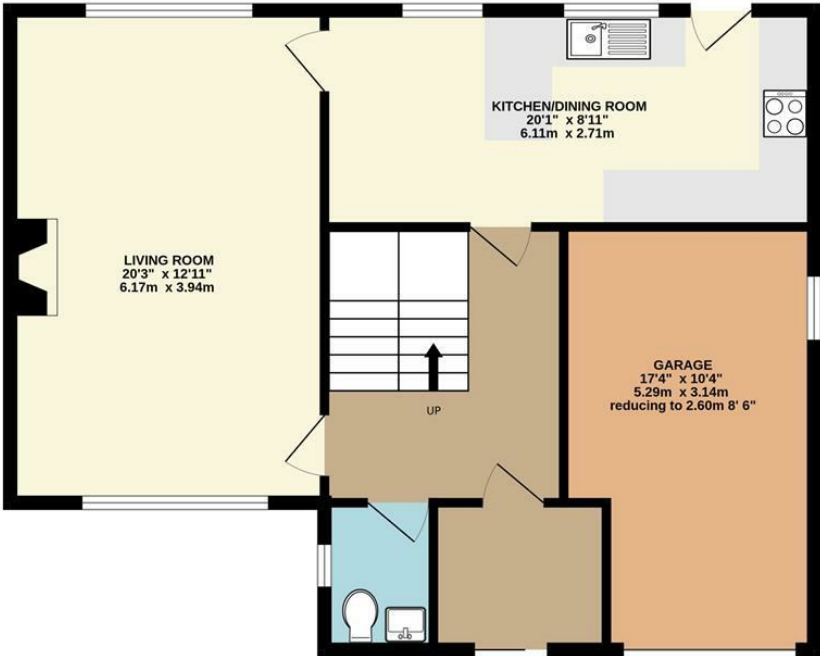
Guide Price:

£625,000 - £650,000 Freehold

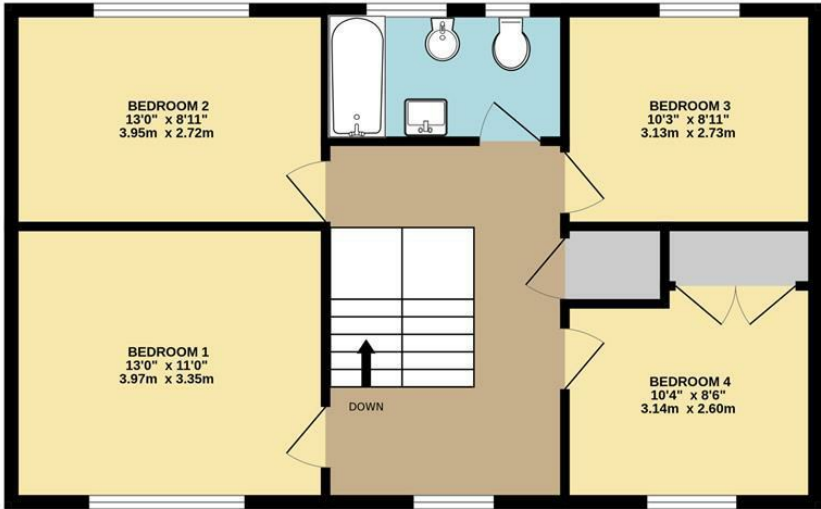
25 Dorian Close,
Pennsylvania, Exeter, EX4 4RS

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

Guide Price £625,000 - £650,000:

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.



