



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 3



Gas Central Heating



Double Garage



Front & Rear Gardens



Council Tax Band: F

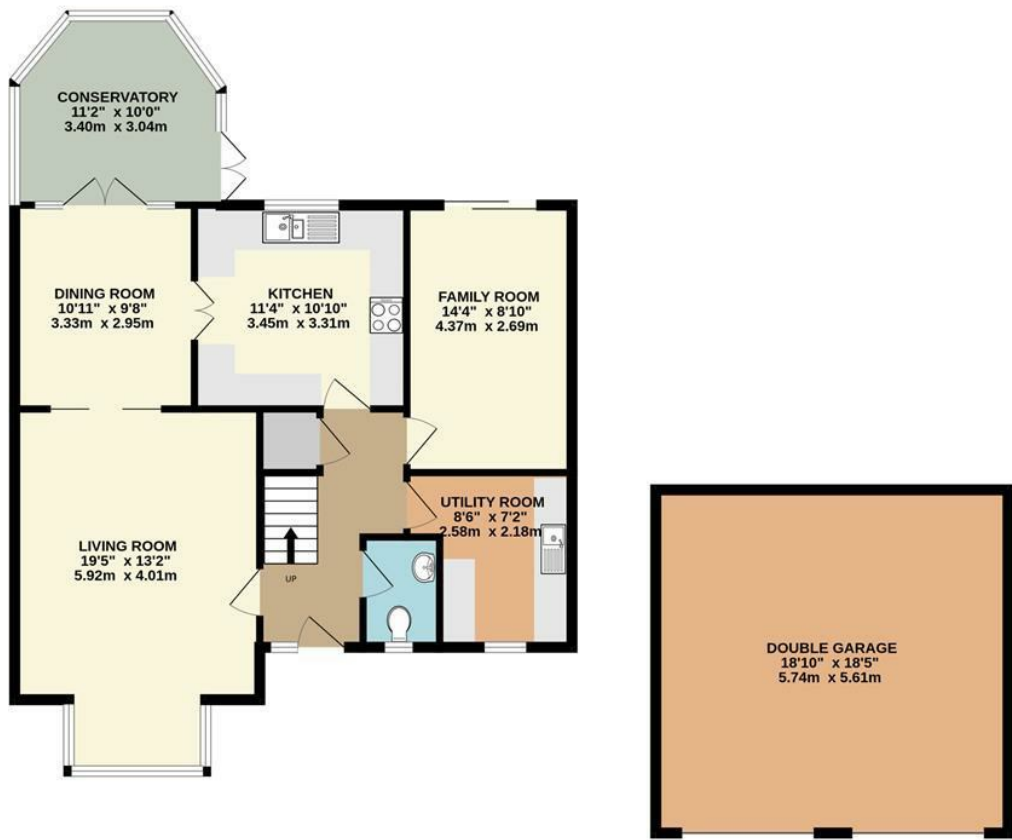
Guide Price: £600,000 Freehold

3 Curlew Way,
Pennsylvania, Exeter, EX4 4SW

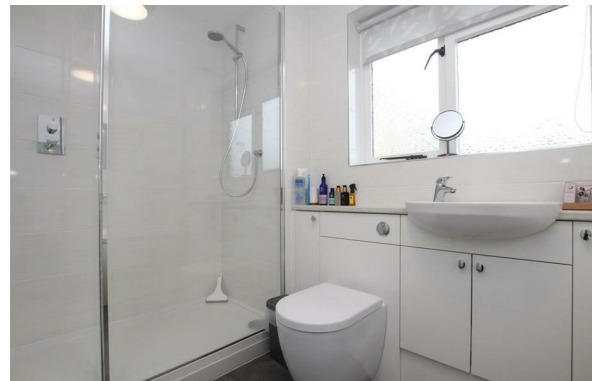
www.naomijryan.co.uk

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

This exceptional four-bedroom detached house features a double garage and is located in the established and highly regarded residential area of Pennsylvania. Nestled within a small cul-de-sac, the property enjoys excellent proximity to the Streatham Campus of Exeter University. Additionally, Exeter City Centre, with its extensive array of facilities and amenities, is easily accessible.

The property offers versatile living accommodation, including three generously sized reception rooms. The layout consists of an entrance hall, a ground-floor cloakroom, a living room with a bay window at the front, a separate dining room, a modern fitted kitchen, a separate utility room, and a family room with patio doors leading to the rear garden. There are four generously proportioned bedrooms, all equipped with built-in wardrobes, along with a contemporary ensuite shower room and a separate bathroom featuring both a bath and a walk-in shower.

Externally, the property boasts well-maintained gardens at both the front and rear. The rear garden includes a paved patio area that transitions into a lawned section. The garden has borders filled with a variety of shrubs and bushes, as well as two raised beds for planting. The garden wraps around to the side of the house, providing gated access to the front. The front garden is also laid to lawn, and the driveway offers off-road parking in front of the detached double garage.

The double garage is equipped with power and light, features a remote-controlled door, and includes an Electric Vehicle charging point.

An early internal viewing is strongly recommended for this outstanding property.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider: Virgin.

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

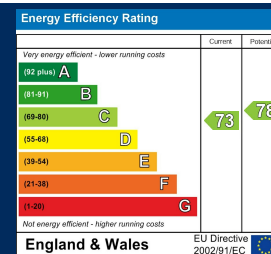
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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