



naomi j ryan
estate agents



House - Semi-
Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Driveway



Enclosed Rear Garden Council Tax Band: D



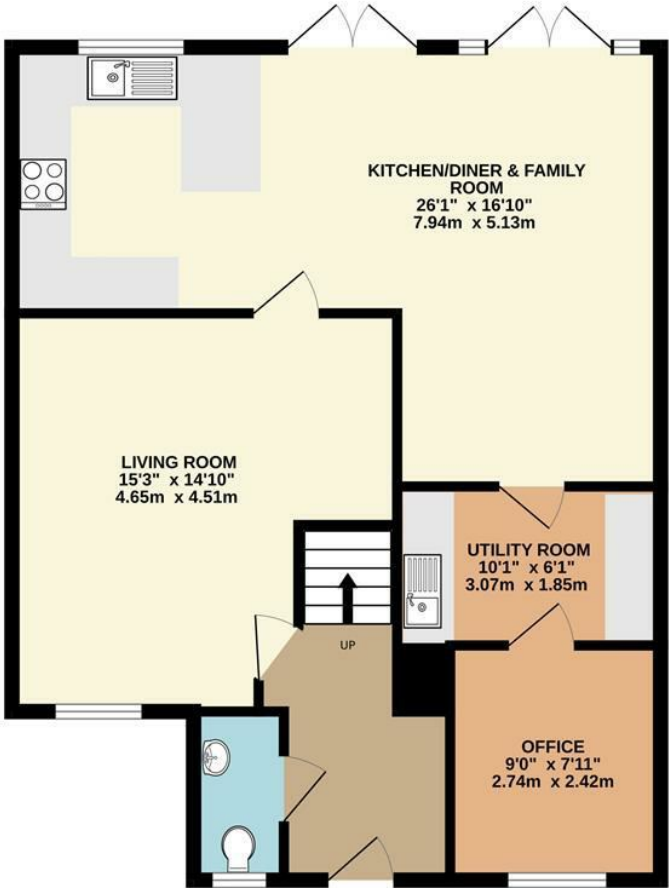
Offers Over £400,000 Freehold

29 Pridhams Way,

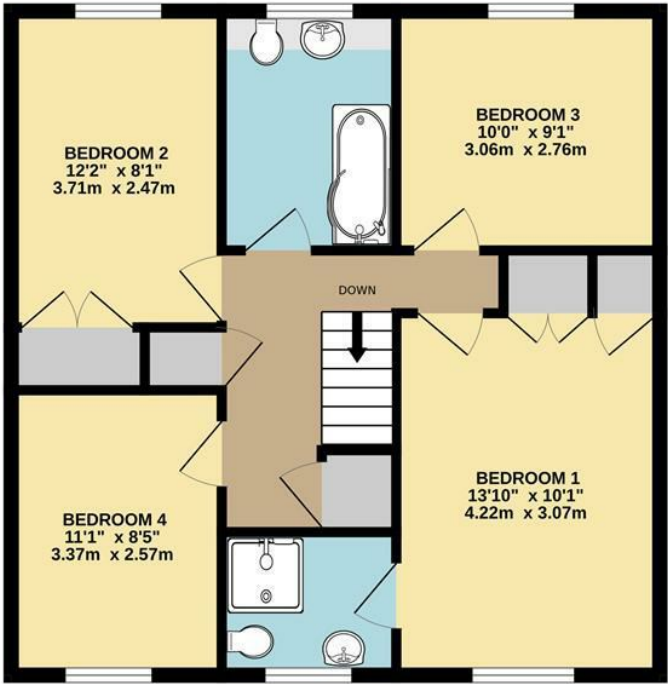
Exminster, Exeter, EX6 8TA

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

Set at the end of a peaceful cul-de-sac in the highly sought-after village of Exminster, this well-appointed four-bedroom semi-detached home offers superb space for modern family living. Exminster is a popular village just outside Exeter, combining rural charm with excellent everyday amenities, including a well-regarded primary school, GP surgery, pharmacy and convenience store. Exeter city centre is a short drive away, with easy access to the M5, A38 and nearby rail links at Exeter St Thomas and Exeter St David's.

The ground floor provides generous and versatile accommodation, including an entrance hall, cloakroom, bright living room and an impressive open-plan kitchen/dining/family room. This impressive open-plan space forms the heart of the home, with two sets of double doors opening onto the rear garden delivering seamless indoor-outdoor living and an exceptional space for hosting. The former garage has been converted to provide a practical utility room and an additional office/music room. Upstairs are four double bedrooms, two with fitted storage. The principal bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a spacious family bathroom.

The rear garden is fully enclosed and arranged over two levels. The lower level offers a generous patio seating area, with steps leading to an upper lawn bordered by mature shrubs. To the front, a driveway provides parking for two vehicles, and a side gate gives pedestrian access to a secure area currently designated for storage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market 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.

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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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