



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage & Parking Space



Landscaped Rear Garden



Council Tax Band: C

£325,000 Freehold

13 Widecombe Way,

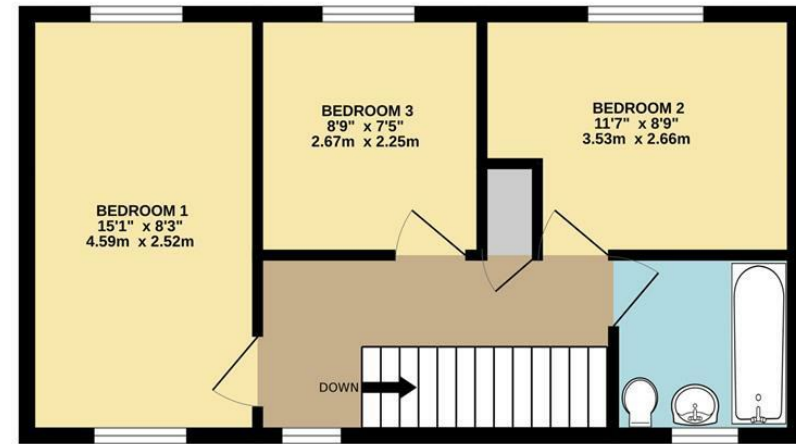
Pennsylvania, Exeter, EX4 5BZ

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

A superb opportunity to acquire this beautifully positioned three-bedroom semi-detached home, situated within the highly sought-after residential area of Pennsylvania. Occupying an elevated setting on the northern outskirts of the city, the property enjoys views across the surrounding area. Perfectly placed for access to a wealth of local amenities, the property is within easy reach of scenic woodland walks—forming part of the Exeter Green Circle Walk—as well as Mincinglake Valley Park. Well-regarded schooling, including Stoke Hill Infant and Junior Schools, is close by, along with the University campus and a regular bus service providing convenient links to the City Centre. Sylvania Community Stores further enhances the area, offering a welcoming local shop and café.

Set along a peaceful pedestrian walkway, the property enjoys a particularly pleasant position. The well-proportioned accommodation is light and airy throughout and briefly comprises an entrance hall, ground floor WC, a modern open-plan kitchen/dining room, and a dual-aspect living room benefiting from an abundance of natural light. To the first floor are three generously sized bedrooms and a contemporary family bathroom. Externally, the property features a charming and thoughtfully landscaped rear garden offering a sunny south westerly orientation. The garden provides a private and inviting outdoor space from which to enjoy the outdoors. A single garage is located nearby, with a parking space directly in front.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Awaiting Information

Heating: Gas Central Heating

Utilities: Awaiting Information

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.





BRITISH PROPERTY AWARDS

 2021 ★★★★★ **GOLD WINNER**

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BRITISH PROPERTY AWARDS

 2022 ★★★★★ **GOLD WINNER**

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 2023 ★★★★★ **GOLD WINNER**

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 2024 ★★★★★ **GOLD WINNER**

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 2025 ★★★★★ **GOLD WINNER**

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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