



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: C

Guide Price:  
£300,000 - £325,000 Freehold

8 Queensland Drive,  
Pennsylvania, Exeter, EX4 5AZ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



ENTRANCE 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 £300,000 - £325,000:

A well-presented three-bedroom semi-detached house, being sold with no onward chain. Situated within a cul-de-sac, the property is a short walk to Mincinglake Park, which forms part of the Exeter Green Circle Walk. The property is conveniently located within easy reach of the well-regarded Stoke Hill Junior and Infant schools, University Campus, and a regular bus service into the City Centre.

The property has a spacious feel throughout with accommodation on the first floor comprising entrance hall, a spacious living room, modern kitchen and study/bedroom 3. Stairs lead down to two good-sized double bedrooms, bathroom and good sized laundry cupboard with plumbing for washing machine.

Outside are well-maintained front and rear gardens, connected via steps to the side of the house. The rear garden has a delightful southerly aspect and is laid to lawn with a paved patio area. The garden is bordered with mature shrubs. A hard-standing to the side of the house provides space for a garden shed/workshop. The front garden is laid to lawn, and the private driveway provides parking in front of the single garage.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick cavity walls with tiled roof

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>

## 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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BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

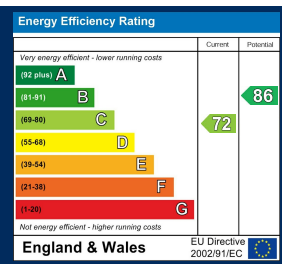
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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