



naomi j ryan  
estate agents



Detached House



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Driveway



Superb Gardens to  
Front, Side & Rear



Council Tax Band: D

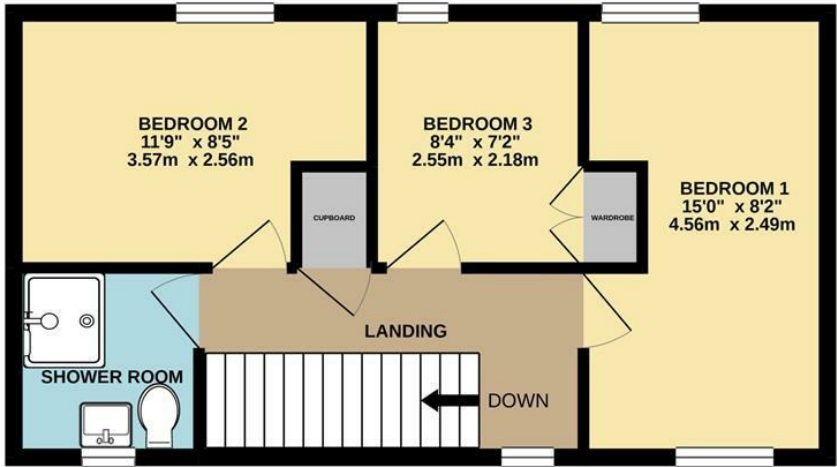
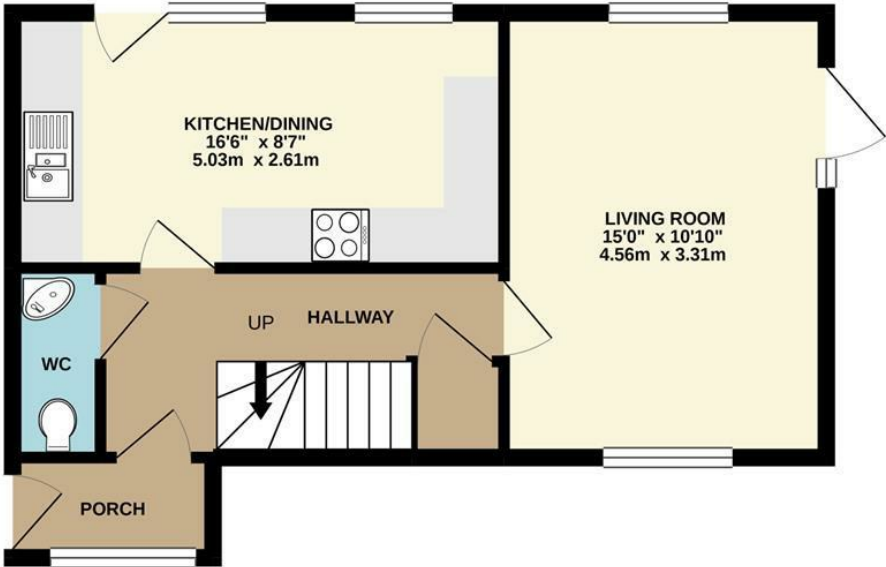
Guide Price £350,000 Freehold

Widecombe Way,  
Pennsylvania, Exeter, Devon, EX4 5BZ

[www.naomijryan.co.uk](http://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 fantastic opportunity to acquire this well presented three bedroom detached family home situated within the sought-after residential area of Pennsylvania. The property takes in beautiful views from the generous size gardens across Pennsylvania and the countryside beyond.

The accommodation is light and spacious throughout and comprises in brief, entrance porch, hallway, ground floor cloakroom, modern open plan kitchen/dining room, triple aspect living room, three bedrooms, modern shower room, gas central heating, and double glazing.

The property has a generous size rear garden that extends around to the side of the house. The main area of the garden is accessed via steps and is laid to lawn, taking in superb views across the surrounding area. A greenhouse is located to one corner of the garden and a raised gravel terrace level provides a delightful seating area. The garden extends around to the side of the house where a patio area provides a further seating area, also accessible via the living room. A single garage with additional driveway parking is located to the side of the house.

This superb property enjoys access to nearby woodland walks and is conveniently located within easy reach of the well-regarded Stoke Hill Junior and Infant schools, Exeter University Campus, and a regular bus service into the City Centre.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view online.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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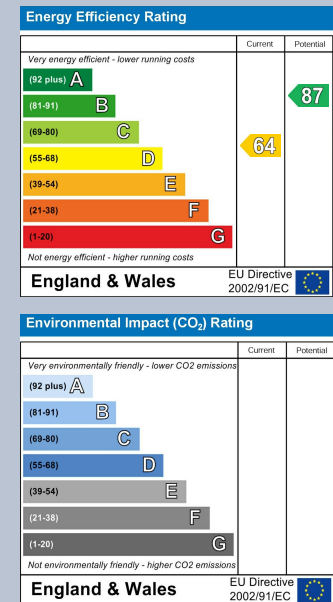






## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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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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