



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway



Generous South
Facing Garden



Council Tax Band: C

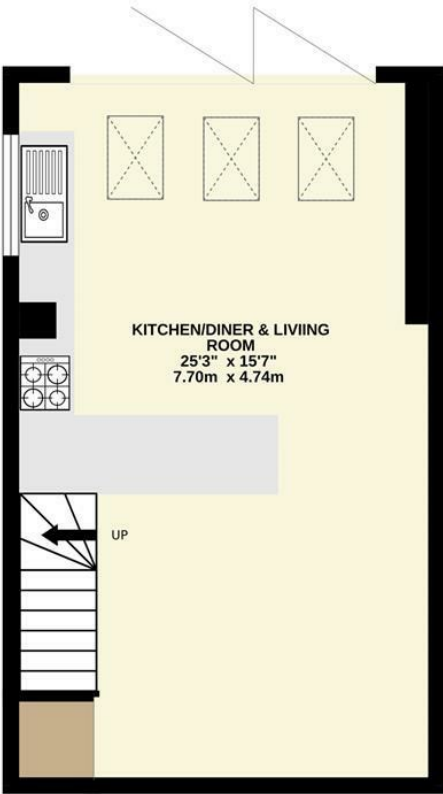
£325,000 Freehold

9 Falkland Close,

Pennsylvania, Exeter, Devon, EX4 5EZ

www.naomijryan.co.uk

LOWER GROUND FLOOR



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 beautifully presented three-bedroom end-of-terrace home, enviably positioned in the highly sought-after Pennsylvania area of Exeter. Pennsylvania is a popular choice offering a peaceful residential feel with mature greenery, convenient local amenities and excellent transport links. The area provides convenient access to Exeter University's Streatham Campus, as well as links into the city centre and St David's station. Well regarded schools and a local community shop are also located close by.

Arranged over three floors, this contemporary property offers light, space and superb modern living, with an impressive lower-ground extension forming the heart of the home. The lower ground floor has been thoughtfully extended to create a generous open-plan living space, incorporating a stylish living area and contemporary kitchen/diner. Three roof light windows and tri-fold doors flood the room with natural light and open directly onto the garden, delivering an exceptional family and entertaining space — the true standout feature of this home.

On the ground floor, a dual-aspect double bedroom provides excellent versatility, accompanied by the family bathroom. The top floor offers two further bedrooms, including the principal bedroom, which enjoys its own en-suite shower room.

Outside, the property benefits from a generous rear garden with a sunny southerly aspect. Predominantly laid to lawn with a patio area providing a pleasant seating space, the garden enjoys a good degree of privacy. Side steps offer convenient access from the front. Two off-road parking spaces are located immediately in front of the property.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Utilities: Awaiting Information

Heating: Gas Central Heating

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.

REFERRAL FEE DISCLOSURE

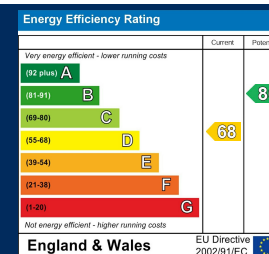
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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