naomi j ryan
estate agents

End Terrace

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

Private Driveway

Enclosed Rear Garden

Council Tax Band: C

£250,000 Freehold

28 Penny Close,

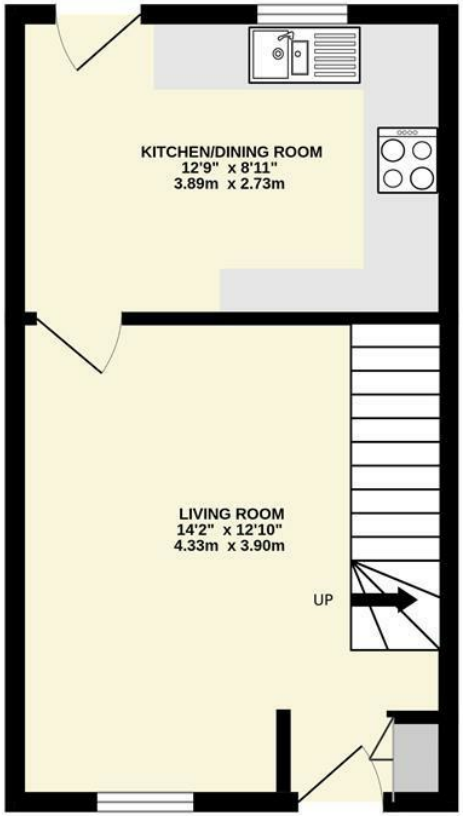
Exminster, Exeter, EX6 8SU

www.naomijryan.co.uk

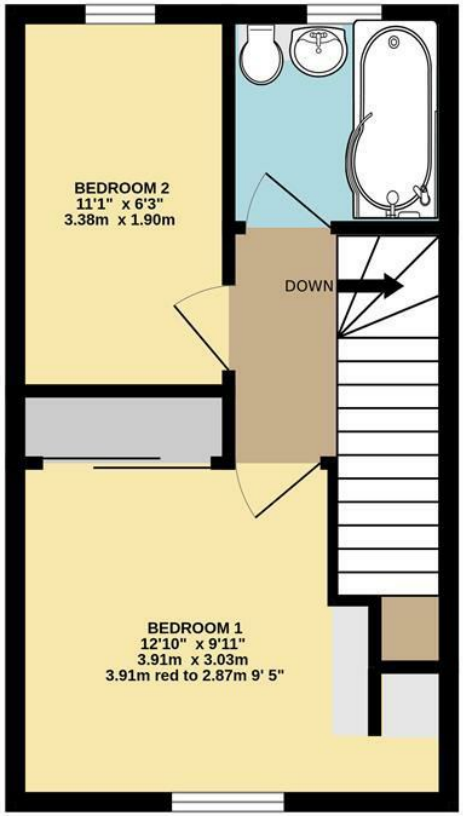
28 Penny Close, Exminster, Exeter, EX6 8SU

£250,000 Freehold

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.
Made with Metropix ©2026

SUMMARY

A bright and spacious two-bedroom house, offered to the market with no onward chain and situated in the sought-after village of Exminster.

Exminster is a highly desirable village on the outskirts of Exeter, offering an attractive blend of countryside charm and excellent local amenities. The village benefits from a well-regarded primary school, GP surgery, pharmacy, convenience store and a range of other everyday facilities. Exeter city centre is easily accessible by car, while convenient links to the M5, A38 and nearby railway stations at Exeter St Thomas and Exeter St David's make it ideal for commuters.

The well-presented accommodation comprises an entrance porch, a generous living room, and an open-plan kitchen/dining room with direct access to the rear garden. Upstairs, there are two well-proportioned bedrooms and a contemporary bathroom.

Outside, the property enjoys a delightful enclosed rear garden that offers a good degree of privacy and direct access to the driveway. Designed for ease of maintenance, the garden is predominantly laid to decorative stone chippings and includes a useful garden shed. To the side of the property is a private driveway providing off-road parking for two vehicles.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and 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.

BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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

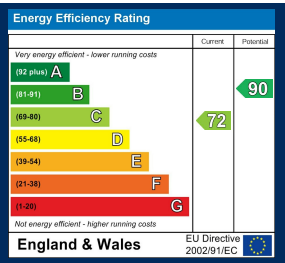
BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

naomi j ryan
estate agents

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899