



naomi j ryan  
estate agents



House - Semi-  
Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Single Garage



Enclosed Rear Garden Council Tax Band: C



£290,000 Freehold

36 Linnet Close,  
Pennsylvania, Exeter, EX4 5HF

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





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 well presented three bedroom semi detached home offering spacious & contemporary accommodation.

Situated in the popular and established area of Pennsylvania, the property is within easy reach of woodland walks (forming part of the Exeter Green Circle Walk). The property is conveniently located for access to the well-regarded Stoke Hill Junior and Infant schools, University Campus, and a regular bus service into the City Centre. Sylvania Community Stores also offers a local shop & cafe facilities.

Offering light & spacious accommodation throughout, the property comprises entrance hall, living room, kitchen/dining room and conservatory to the ground floor. Three bedrooms and a bathroom, situated to the first floor, complete the accommodation. Further features include gas central heating and, from the first floor, views across the surrounding area. Outside the property enjoys an enclosed rear garden enjoying a good degree of privacy and side access. A short walk from the property is a single garage.

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

## MATERIAL INFORMATION

Construction notes: Traditional

Heating: Gas Central Heating

Utilities: 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>

## 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.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1250 per calendar month, providing a gross rental yield of 5.17%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

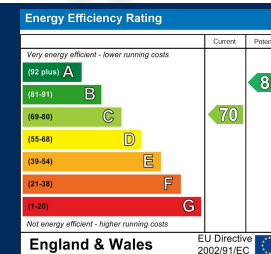






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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