



naomi j ryan  
estate agents



Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



Enclosed Rear Garden



Council Tax Band: C

Guide: £280,000 Freehold

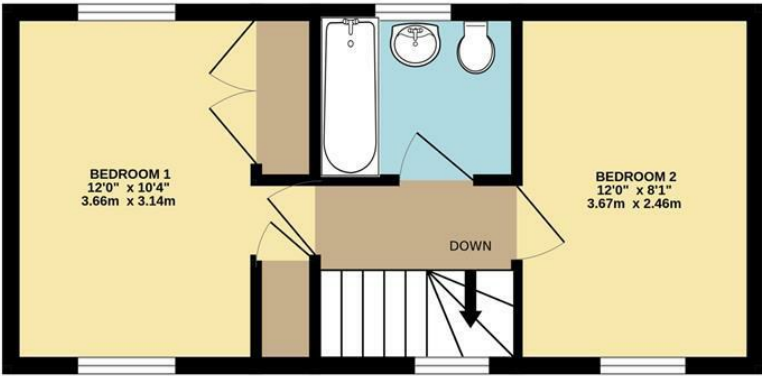
32 Linnet Close,  
Pennsylvania, Exeter, EX4 5HF

[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.  
Made with Metropix ©2025





## SUMMARY

A spacious and well-presented two-bedroom detached house located in a cul-de-sac and situated in this well-regarded residential area. The property is conveniently located for access to the well-regarded Stoke Hill Junior and Infant schools, the University Campus, and a regular bus service into the City Centre. Sylvania Community Stores also offers cafe facilities. The property is also within easy reach of woodland walks (forming part of the Exeter Green Circle Walk).

The property comprises entrance porch, a spacious living room with views across the rear garden, modern kitchen/breakfast room, conservatory with a delightful aspect to the rear, two double bedrooms and a modern first-floor bathroom.

Outside is an enclosed rear garden with a paved patio and an area of garden laid to lawn. The garden backs onto a treelined walkway, providing additional privacy to the garden. Side access is available to the front of the house where there is an area of garden laid to decorative stone chippings.

One allocated parking space is located to the left-hand side of the house.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick construction.

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.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100 per calendar month, providing a gross rental yield of 4.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





