



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: E

£450,000 Freehold

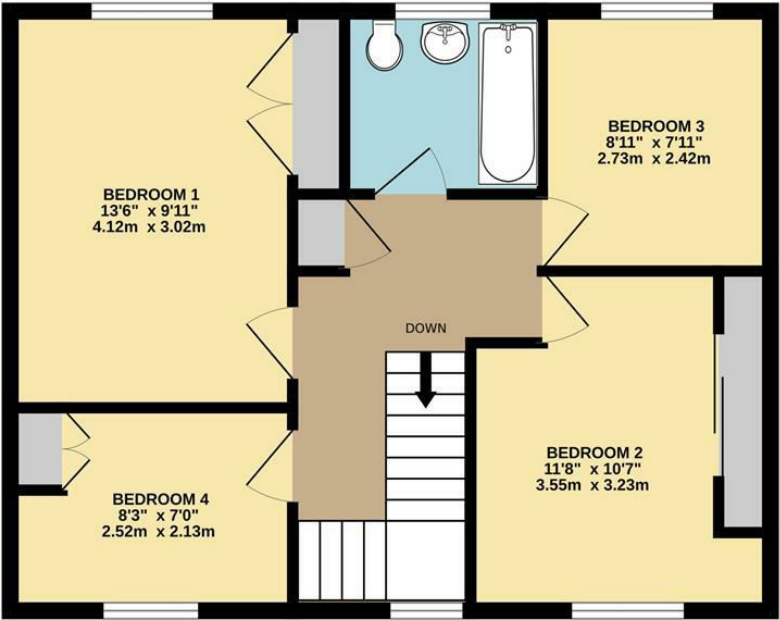
11 Collins Road,
Pennsylvania, Exeter, EX4 5DH

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 substantial four bedroom detached home requiring a degree of refurbishment, occupying a private & generous plot within the popular residential area of Pennsylvania. The property is conveniently located for access to a range of local amenities including Exeter University's Streatham Campus, the well regarded Stoke Hill Infant & Junior School and Mount Pleasant Health Centre. A bus stop is located conveniently just outside the property, this regular service offers access into the City Centre.

The accommodation is light and spacious throughout comprising in brief, entrance hall, WC, kitchen and living room/diner to the ground floor. Four generous bedrooms and a bathroom are located to the first floor. The property sits on a good sized plot with well mature and well maintained gardens that wrap around the front, sides and rear of the property. This offers the property and gardens a good degree of privacy. A single garage and additional off road parking space is located next to the property.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Brick & Thermalise Block

Heating: Gas Central Heating

Utilities: Connected to 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>

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.





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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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