

naomi j ryan
estate agents

House - Semi-Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage & Parking Space

Enclosed Rear Garden

Council Tax Band: C

£270,000 Freehold

41 Linnet Close,

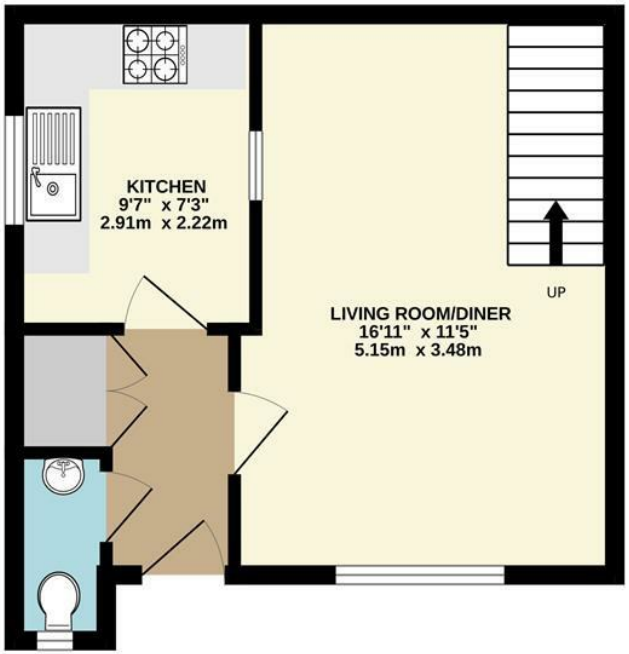
Pennsylvania, Exeter, EX4 5HF

www.naomijryan.co.uk

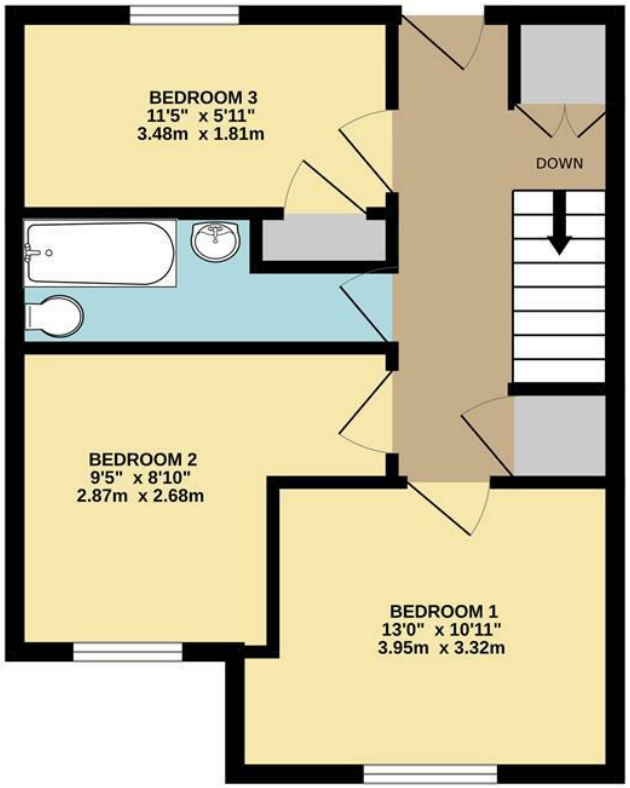
41 Linnet Close, Pennsylvania, Exeter, EX4 5HF

£270,000 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.
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SUMMARY

Situated in a desirable cul-de-sac within the ever-popular Pennsylvania area of Exeter, this three-bedroom semi-detached property is offered to the market with no onward chain and represents a fantastic opportunity to create a superb family home.
The property is within easy reach of picturesque woodland walks forming part of the Exeter Green Circle and Mincinglake Valley Park. Stoke Hill Infant and Junior Schools, the University of Exeter campus and regular bus services into the city centre are all nearby, while Sylvania Community Stores provides the convenience of a local shop and café.

Requiring a degree of modernisation throughout, the accommodation offers well-proportioned living space and comprises, in brief, an entrance hall, WC, kitchen and a generous living/dining room on the ground floor. To the first floor are three good-sized bedrooms and a family bathroom.

A door from the first-floor landing provides access to the fully enclosed rear garden, which enjoys a good degree of privacy and is predominantly laid to patio, creating a pleasant and low-maintenance outdoor seating area. A pedestrian gate provides convenient side access to the front of the property.
Further features include a garage and adjoining parking space situated directly in front of the property at the foot of the steps.

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

MATERIAL INFORMATION

Utilities: Connected to mains Gas, Electric, Water & Drainage
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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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

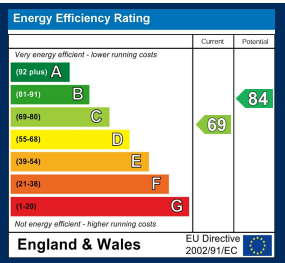
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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