



naomi j ryan  
estate agents



End of Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Parking  
Space in Front



Gardens to  
Front & Rear



Council Tax Band: C

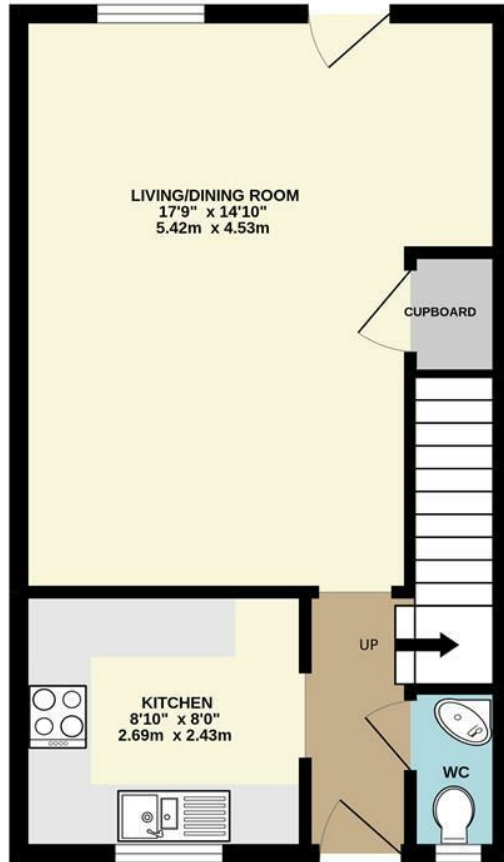
Guide: £290,000 Freehold

Collins Road,

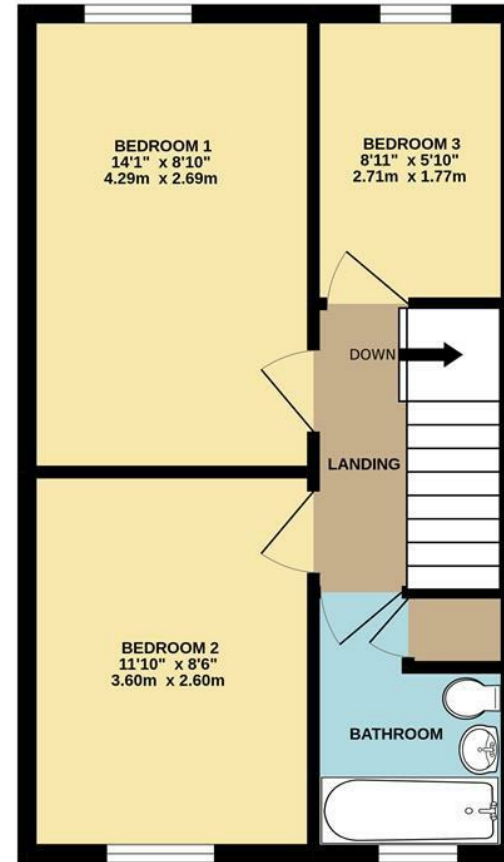
Pennsylvania, Exeter, Devon, EX4 5DE

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

A well-presented three-bedroom end of terrace house with delightful views over the surrounding area and woodland beyond. Situated on a pedestrian walkway, the house is conveniently located within easy reach of the well-regarded Stoke Hill Junior and Infant schools, University Campus and a regular bus service into the City Centre.

The property offers light and spacious accommodation and has a newly fitted modern kitchen, open plan living/dining room with direct access to the garden, ground floor cloakroom, three good sized bedrooms and a first-floor bathroom. Outside is an enclosed garden, laid mostly to lawn with a border planted with mature shrubs. A gate provides access to the front garden which is also laid to lawn.

A short walk from the property and located at the bottom of the pedestrian walkway is the single garage, located in a block with power and light.

Early internal viewing is highly recommended.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200 per calendar month, providing a gross rental yield of 4.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

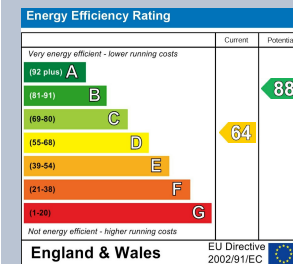


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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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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