



£170,000

Deposit Required:



Linnet Close

Pennsylvania, Exeter, , EX4 5HF

A well presented one bedroom house enjoying a quiet cul-de-sac position within the well regarded residential area of Pennsylvania. Situated approximately 2 miles north of the city center the area enjoys convenient access to a regular bus service, the newly re-opened Sylvania Stores, Mincinglake Valley Park & Exeter's Green Circle.

In brief the accommodation comprises living room and kitchen to the ground floor with a double bedroom and bathroom to the first floor. Outside the property enjoys two areas of private garden offering a pleasant seating area which enjoys a good degree of privacy, garden shed, a store and an allocated parking space.

This property will appeal to both first time buyers and the investment fraternity, internal viewing is highly recommended to fully appreciate all this property has to offer.

ACCOMMODATION

- One Bedroom House
- Kitchen
- Bathroom
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- Living Room
- Double Bedroom
- Two Areas of Private Gardens
- Cul-De-Sac Position
- Internal Viewing Recommended

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

LETTINGS POTENTIAL

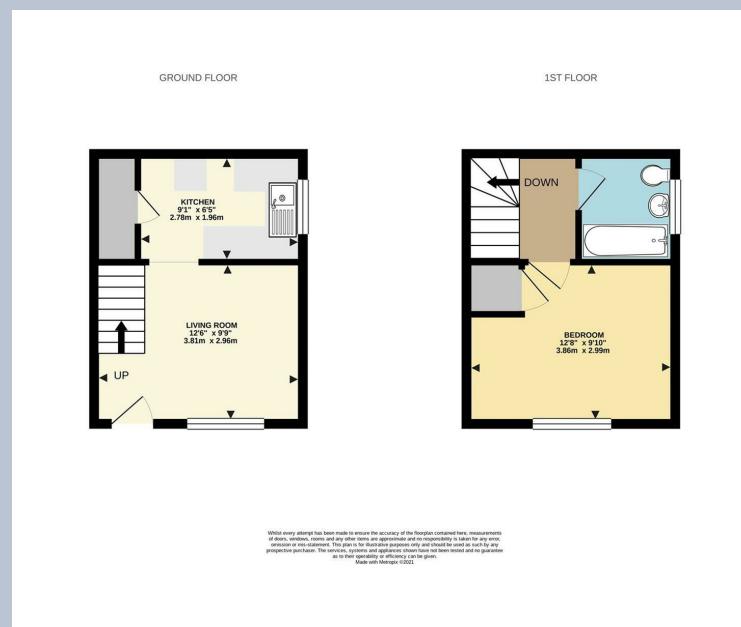
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £695 per calendar month, providing a gross rental yield of 4.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

AGENTS NOTE

Our client will be including the washing machine and wardrobe within the sale.



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 plus) A		91
(81-91) B		71
(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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