

naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Parking Space



Front & Rear Gardens



Council Tax Band: C

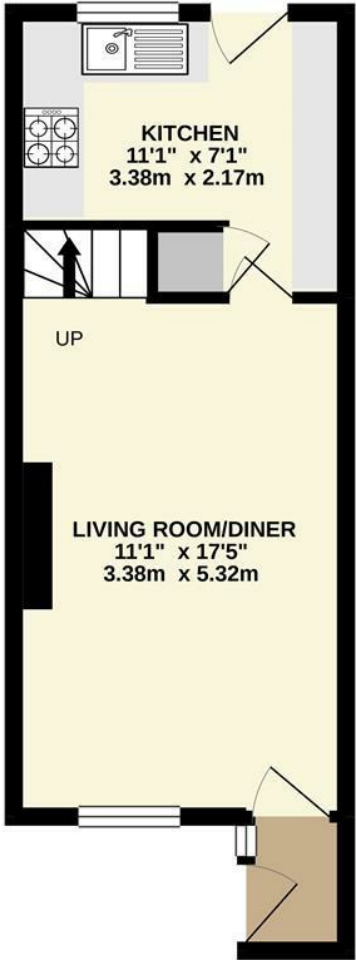
£200,000 Freehold

Perth Close,

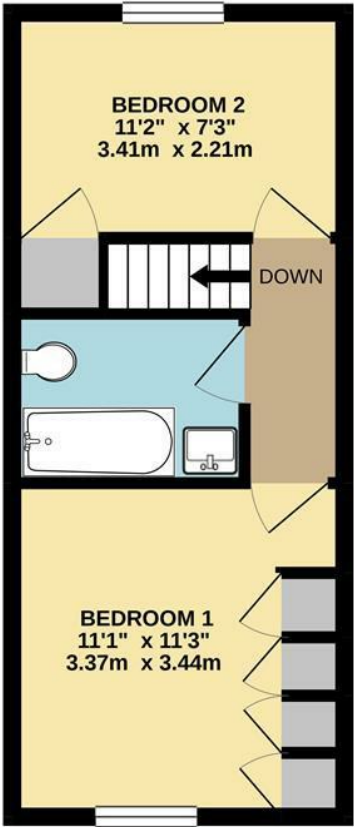
Pennsylvania, Exeter, Devon, EX4 5BB

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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 superbly presented two bedroom mid terrace property situated within the desirable area of Pennsylvania enjoying beautiful views across the surrounding woodland. Located on a no through road the property offers fantastic access to picturesque walks along Exeter's Green Circle and 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 accommodation is light and spacious throughout and comprises in brief entrance porch, living room/diner and modern fitted kitchen offering access to the rear garden on the ground floor. Two bedrooms and a bathroom are situated to the first floor. Outside the property enjoys the use of well maintained front and rear gardens, the rear garden offering pleasant views across the surrounding area, and a shared driveway with parking for one vehicle.

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

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £800 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.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	67	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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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