

PENNSYLVANIA ROAD, EXETER, EX4 5DZ

GUIDE PRICE £475,000





A beautifully presented detached four / five bedroom family home enjoying a popular and convenient location in Pennsylvania.

The accommodation is opened to be light & airy throughout to create a stylish, family sized home with spacious and adaptable rooms.

A UPVC door opens to the spacious entrance porch which leads to the rooms on the first floor and stairs leading to the ground floor. The spacious dining area flows into a large sitting room with many large windows allowing light to flood the room from all aspects, feature fireplace, double UPVC doors leading to the front garden space, this is perfect for family living and entertaining

The kitchen is modern & well fitted with a comprehensive range of stylish grey, high gloss storage units finished with an attractive work surface and blue splash backs. There is a one and a half bowl stainless steel sink unit with a mixer tap and a range of quality integrated appliances including a double oven, a refrigerator and separate freezer, a dishwasher, hob with extractor fan over and fitted space for microwave.

From the kitchen a glazed door opens to the side of the house which is a raised balcony with views over Exeter & the garden down below.

The second bedroom which is also on this level is a spacious double room with space for storage and wardrobes which has a large double glazed window overlooking the rear of the property.



Adjacent to the first floor cloakroom, there is a short flight of stairs leads down from the reception hallway to the other bedrooms & family bathroom.

The principal bedroom is a lovely sized, bright room with a range of fitted wardrobes along one wall and room for a dressing table. There is double UPVC doors which open out, with wooden steps leading down to the large rear garden which also provide amazing views over Exeter.

Bedroom Two & Bedroom Three are both good size double rooms, both with radiators and Bedrooms three providing an extra storage cupboard.

The family bathroom has been designed to have both an enclosed shower with sliding doors and also a bath with extra shower option over. The bathroom also includes a wash hand basin with storage beneath, a tiled surround, chrome ladder style heated towel rail, WC and extra storage cupboard.

The converted & fully fitted garage space which is now an extra lounge / bedroom, this multi-functional room has plumbing and space for a washing machine and tumble dryer, space for an extra fridge / freezer, a shower with sliding glass doors, and fitted timber sliding wardrobes.



The garden wraps around the property with the main well tended rear garden space, patio dining area to the top of the garden, attractive & well stocked planters which is great for growing your own fruit & veg which also has a shed around the side of the home, and a sun deck next to the side of the house with lovely open views.







At the front of the property, there is a private off road parking space and more parking spaces just yards away suitable for permit holders.

There is a basement area to the house which is accessible from the side of the home, this is approximately 20 sq m, which provides a great place for extra storage room.

SITUATION The property enjoys a desirable location within the popular Pennsylvania area of the city and enjoying lovely views across the city and to the countryside beyond. The location offers excellent access to the city centre and university campus, a frequent bus service to the centre and excellent road links to the M5 and 'A' road intersection and coastal routes. There are both primary and secondary schools nearby and a local community convenience store.



SERVICES Mains gas (serving the central heating and hot water) electricity, water and drainage. Telephone landline/broadband currently in contract. Mobile signal: Several networks currently showing as available at the property.



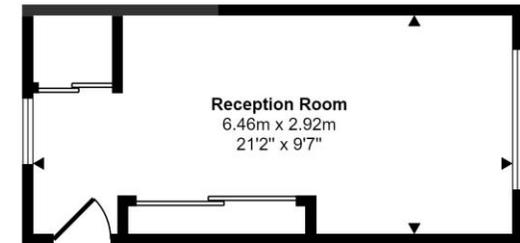
Approx Gross Internal Area
152 sq m / 1637 sq ft



Lower Ground Floor
Approx 63 sq m / 679 sq ft



Ground Floor
Approx 70 sq m / 755 sq ft



Reception Room
Approx 19 sq m / 203 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.