



16 Widecombe Way, Pennsylvania, Exeter, EX4 5BZ  
£895 PCM

A superbly appointed modern link house situated in this cul-de-sac location in the favoured area of Pennsylvania within easy reach of Exeter University, local schools and amenities and bus route to the city centre. The property has undergone an extensive programme of refurbishment and offers entrance hall, sitting room/dinning room, refitted kitchen with appliances, two bedrooms and further study/bedroom, refitted bathroom, UPVC double glazing and gas central heating. Gardens to the front and rear. Off street parking.



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**Covered storm porch:**

Outside light. UPVC double glazed front door to

**Entrance hall:**

Coved ceiling. Wood laminate flooring. Built in cupboard housing gas and electric meters. Multi glazed door to

**Living/Dining room:**

**19' x 15' (5.79m x 4.57m)**

UPVC double glazed window with aspect to the front. Coved ceiling. Two radiators. Television point. Cable television point. Fitted display shelving. Understairs storage cupboard with light. Wood laminate flooring. Multi glazed door to

**Rear lobby:**

UPVC double glazed door to the rear garden. Stairs rising to the first floor. Ceiling mounted smoke alarm. Radiator. Wood laminate flooring.

**Kitchen:**

**8'6 x 7'10 (2.59m x 2.39m)**

Fitted with a range of modern matching wall mounted and base units in white with brushed stainless steel door furniture. Roll edge work tops with tiled surrounds. Single drainer stainless steel sink unit with chrome mixer tap over. Washer/dryer. Dishwasher. Fridge/freezer. Microwave. Attractive lighting. uPVC double glazed window with aspect to the rear garden. Wood laminate flooring.

**Cloakroom/WC:**

Fitted with a matching two piece suite comprising low level close coupled wc and wash hand basin with tiled surround. Obscure UPVC double glazed window. Wood laminate flooring.

**First floor:**

Ceiling mounted smoke alarm. Wood laminate flooring. Doors to

**Bedroom one:**

**13'10 x 8'10 (4.22m x 2.69m)**

UPVC double glazed window with aspect to the front. Radiator. Telephone point. Wood laminate flooring.

**Bedroom two:**

**13' x 8'9 (3.96m x 2.67m)**

UPVC double glazed window with aspect to the rear. Radiator. Wood laminate flooring.



**Study/Bedroom:**

**10'2 x 5'9 (3.10m x 1.75m)**

UPVC double glazed window with aspect to the front.

Radiator. Telephone point. Wood laminate flooring.

**Bathroom:**

Fitted with a modern matching three piece white suite comprising low level close coupled wc. Pedestal washbasin with chrome mixer tap over and pop up waste. Panelled bath with chrome taps over and recessed shower unit with drencher head. Glazed shower screen. Fully tiled walls. Extractor fan. Light with integral shaver point. Radiator. Mirror fronted bathroom cabinet. Obscure UPVC double glazed window. Built-in airing cupboard housing water cylinder. Wood laminate flooring.

**Outside:**

To the front of the property the garden is laid mainly to lawn with a path leading to the front door. Whilst to the rear the garden is fully enclosed with wooden fencing, laid mainly to gravel with a good size wood decked area. Outside light. Enclosed paved bin store area. Gate to the rear in turn leading to an off road parking space.

