

216 Pennsylvania Road  
Pennsylvania  
Exeter  
EX4 5DZ

Beautifully maintained and deceptively spacious Detached House with far reaching views to the rear -Scope to provide a self contained Annexe

**£359,000 Freehold** DFX07540



## Accommodation

\* Four Good Size Bedrooms \* Bathroom/Wc \* Reception Hall \*  
Cloakroom with Utility \* Spacious Lounge/Dining Room \* Sitting Room \*  
Kitchen/Breakfast Room \* Attractive Secluded Gardens \* Driveway with  
Parking \* Integral Garage \*

An attractive and well presented modern Reverse Level Detached House occupying a fine position within this desirable residential location with wonderful far reaching views to the rear, yet convenient for the City Centre, University and nearby wooded walks. The property which has been in the same ownership since it was built in 1973, enjoys the benefit of Upvc Double Glazing and Electric Heating, though Gas is already connected in the kitchen. It offers very flexible accommodation and easily lends itself to providing a Self Contained Annexe being ideal for a relative. Outside there are attractive and secluded gardens with a useful storeroom and private driveway leading to the garage. It comprises the following:

### GROUND FLOOR

Entrance porch with carriage lamp and entrance door with upvc double glazed side window

**HALLWAY:** radiator, telephone point, cloaks cupboard, courtesy door to the integral garage

**LOUNGE/DINING ROOM:** 22' 6" x 20' 0" (6.85m x 6.09m) recently fitted marble fireplace with attractive flame effect fire, three radiators, night storage heater, wall light, twin aspect to the front and side, stairway to lower ground floor

**KITCHEN/BREAKFAST ROOM:** 14' 0" x 8' 9" (4.26m x 2.66m) inset single drainer acrylic sink unit with mixer tap set in worktops with a range of base units, appliance spaces with gas cooker point, three matching wall cupboards, radiator, downlighters, views to the rear

**INNER HALLWAY:** radiator, access to the insulated loft

**BEDROOM ONE:** 11' 0" into door recess x 10' 5" (3.35m x 3.17m) radiator, built in wardrobe with sliding doors, views to the rear

**BEDROOM TWO:** 11' 0" into door recess x 9' 5" (3.35m x 2.87m) radiator, built in wardrobe with sliding doors, views to the rear

**BEDROOM THREE:** 9' 10" x 8' 7" (2.99m x 2.61m) L shaped, radiator, built in wardrobe with sliding doors, side aspect

**BATHROOM/WC:** with suite comprising panelled bath with Mira electric shower, vanity washbasin with cupboards below, close coupled wc, tiled splashbacks, chrome electric towel radiator, shaver light/point, wall mounted heater, window to the side

### LOWER GROUND FLOOR

**HALLWAY:** radiator, upvc double glazed door to outside

**CLOAKROOM/UTILITY AREA:** 9' 5" x 5' 0" (2.87m x 1.52m) with white suite comprising close coupled wc and pedestal washbasin, tiled splashbacks, plumbing for washing machine, side window

**BEDROOM FOUR:** 12' 0" x 9' 5" (3.65m x 2.87m) radiator, built in wardrobe with sliding doors, views to the rear

**SITTING ROOM:** 17' 1" x 10' 3" (5.20m x 3.12m) two radiators, four wall lights, walk in airing cupboard with new hot water tank and electric immersion, picture window with views to the rear

### OUTSIDE

**REAR GARDEN:** quite spacious and offering a high degree of privacy whilst enjoying wonderful far reaching views, brick paver sun patio, lawned areas, flower beds and mature shrubbery, block built Shed 9'10 x 7'4

### FRONT GARDEN

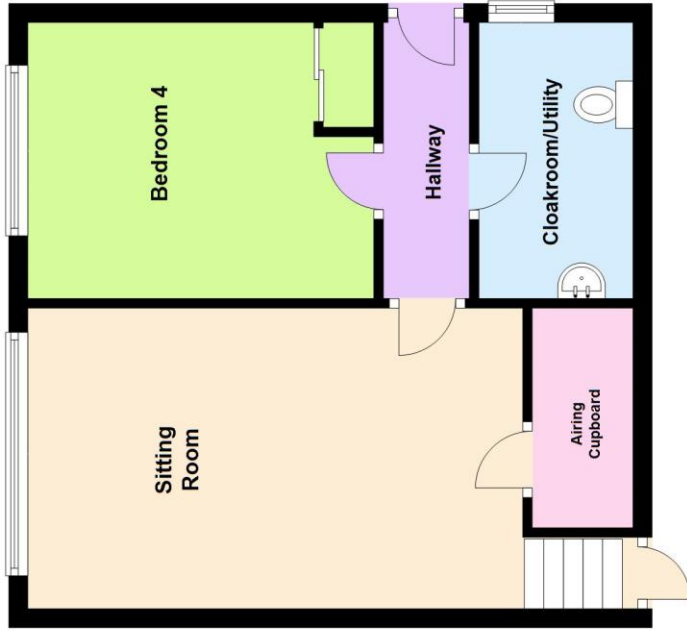
**ENERGY EFFICIENCY:** Band F (Rating 37)



**Consumer Protection from Unfair Trading Regulations 2008.** Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.

## Lower Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



## Ground Floor

Approx. 108.2 sq. metres (1164.9 sq. feet)

