

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

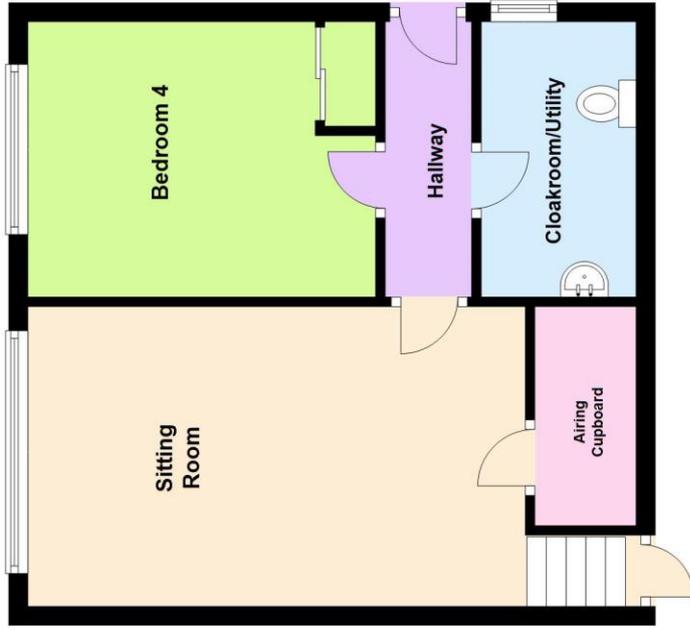
ENERGY EFFICIENCY: Band F (Rating 37)



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Lower Ground Floor

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



Ground Floor

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

