

## 22 Hill Close, Pennsylvania, Exeter, EX4 6HG



Situated in a quiet cul-de-sac in a prime lower Pennsylvania position, within easy walking distances of Exeter University and the city, this three bedroom detached property is in need of some updating and offers ample scope to extend and enhance to create a superb family home. Accommodation is comprised of living room, dining room, kitchen/breakfast room with conservatory and bedroom or study room downstairs with two bedrooms and family bathroom upstairs. Outside are attractive front and rear gardens with garage and workshop and off road parking for three vehicles. Double glazing and gas central heating throughout. No onward chain.

**Offers in the Region of £450,000    Freehold    DCX02186**

# 22 Hill Close, Pennsylvania, Exeter, EX4 6HG

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted uPVC front door with front aspect frosted window and doors to lounge, bedroom/study, cloakroom and kitchen. Eye level storage cupboards. Telephone point. Stairs to first floor. Radiator.

### Lounge 14' 11" x 12' 10" (4.55m x 3.91m)

Front aspect uPVC double glazed window with view over the front garden. Television point. Wall lights. Coved ceiling. Radiator. Access through to



### Dining Room 14' 10" x 12' 6" (4.51m x 3.82m)

Rear aspect double glazed patio door leading to the conservatory. Coved ceiling. Seating area. Wall lights. Radiator. Double doors leading to



### Kitchen/Breakfast Room 14' 3" x 14' 10" (4.35m x 4.53m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of base and eye level units with double sink with mixer tap, roll edge work surfaces and part tiled walls. Integrated double oven and hob with extractor fan above. Plumbing for washing machine and dishwasher with further appliance space. Breakfast bar. TV point. Concealed wall mounted boiler. uPVC part frosted double glazed door leading to the side of the property.



### Conservatory 10' 5" x 8' 2" (3.18m x 2.48m)

Triple aspect double glazed windows. Double glazed sliding doors leading to the rear garden. Radiator.



**Bedroom Three/ Study 8' 9" x 8' 4" (2.66m x 2.54m)**

Side aspect double glazed window. Coved ceiling. Radiator.



**Cloakroom**

Low level WC. Wash hand basin. Tiled splash back.

**First Floor Landing**

Front and side aspect uPVC double glazed windows. Doors to bedrooms and bathroom. Loft access hatch. Coved ceiling. Radiator.

**Bedroom One 15' 2" x 11' 5" (4.62m x 3.48m)**

Triple aspect uPVC double glazed windows with stunning views over the city. Triple built in wardrobes with hanging space and shelving. Wall lights. Further storage cupboard. Radiator.



**Bedroom Two 8' 9" x 7' 11" (2.67m x 2.42m)**

Rear aspect double glazed window with view over the rear garden. Twin built in wardrobes with hanging space and shelving. Wall lights. Telephone point. Radiator.



**Shower Room**

Twin rear aspect frosted double glazed window. Three piece suite comprising walk in shower, low level WC, wash hand basin with mixer tap and storage below. Part tiled walls. Storage cupboard with shelving. Heated towel rail.



