

33 Springfield Road, Lower Pennsylvania, Exeter, EX4 6JL



An excellent investment opportunity to purchase this terraced house in the highly sought-after Springfield Road, an area excluded by Exeter City Council's Article 4 direction. The property has potential to become a four-bedroom student let (subject to planning and necessary consents) in this highly desirable road and is currently arranged as a two-bedroom property. There is further potential for the house to be extended (subject to planning). The property is in a perfect position for access to both the Streatham University Campus and Exeter City Centre.

Offers in Excess of £350,000 Freehold DCX01796

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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

Accessed via part glazed front door. Glazed inner door. Doors to the Lounge/Bedroom, Dining Room, Kitchen. Stairs to the first floor landing. Understairs storage cupboard. Radiator.

Lounge 12' 4" x 12' 4" (3.771m x 3.766m)

Front aspect uPVC double glazed window. TV point. Telephone point. Cove ceiling. Radiator.



Dining Room/Bedroom Three 11' 8" x 8' 4" (3.568m x 2.544m)

Rear aspect uPVC double glazed window. Cove ceiling. Radiator.



Kitchen 11' 1" x 7' 11" (3.368m x 2.405m)

Side and rear aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces. Plumbing for washing machine. Electric cooker point. Further appliance space. Tiled flooring. Part tiled walls. Wall mounted boiler. uPVC double glazed frosted window with view over the rear garden.



First Floor Landing

Side aspect uPVC double glazed window. Doors to Bedroom three, bedroom Four, bathroom and cloakroom. Radiator. Access to the loft void above.

Bedroom One 14' 10" x 12' 5" (4.518m x 3.794m)

Twin front aspect uPVC double glazed windows. Twin built in wardrobes with hanging space and shelving. Cove ceiling. Radiator.



Bedroom Two 11' 9" x 8' 4" (3.573m x 2.551m)

Rear aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Panel enclosed bath with Mira shower above. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.



Cloakroom

Side aspect uPVC frosted double glazed window. Low level WC. Radiator.

Rear Garden

Private enclosed rear garden. Mainly laid to lawn. Paved seating area. Mature trees.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown here and been tested and are guaranteed as to their operation as indicated on the plan.
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Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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