



ALDRIN ROAD

PENNSYLVANIA, EXETER, EX4 5DN



Robert Williams

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“An attractive, detached, 3 bedroom property in the sought after Pennsylvania area. Available with no onward chain”



ALDRIN ROAD

EXETER, EX4 5DN

An attractive, detached, 3 bedroom property in the sought after Pennsylvania area. It is a well maintained home which has benefited from upgrades such as modern Upvc windows, Vaillant combi boiler and cavity wall insulation. Internally the property could be further enhanced, and there is also potential for extension subject to planning consents.

Located on Aldrin Road, the house occupies a generous plot, with driveway, separate garage and large garden. The property itself is constructed over two floors. Downstairs is an entrance porch leading to inner hallway and in turn to the living room, kitchen, WC and the stairs to the first floor. The living room has an archway to the dining area giving it an open plan feel. The first floor has landing with airing cupboard, three bedrooms and bathroom. The master bedroom has built in wardrobes and the second bedroom benefits from attractive views over Mincinglake Valley Park

Outside, the property benefits from a front lawn with mature border and gravel driveway leading to the detached garage with electric door. There is a gated side access which leads through to the pedestrian door to the garage and the rear garden. The garden has a patio area, with the remainder laid to lawn and complemented with borders containing well maintained trees & shrubs.



3  bedrooms 1  bathrooms
2  receptions 2  car spaces

Local Authority: Exeter City Council

Council Tax Band: D

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C



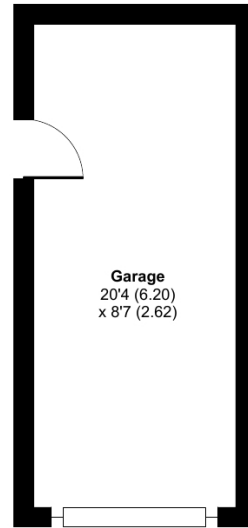
Aldrin Road, EX4

Approximate Area = 937 sq ft / 87 sq m

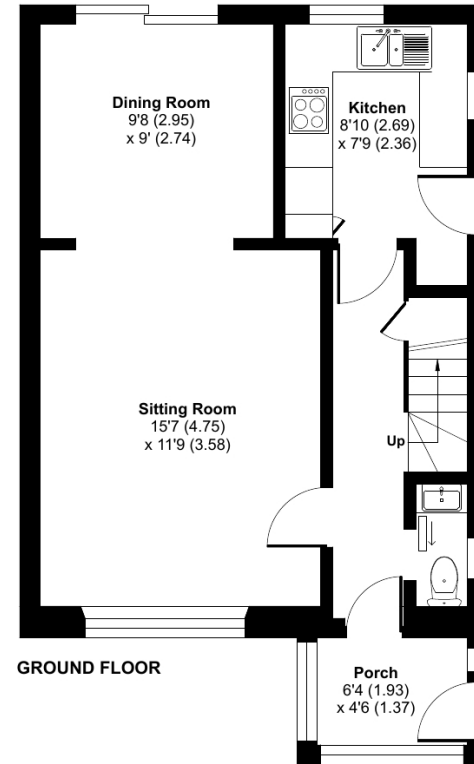
Garage = 173 sq ft / 16 sq m

Total = 1110 sq ft / 103 sq m

For identification only - Not to scale



Garage
20'4 (6.20)
x 8'7 (2.62)



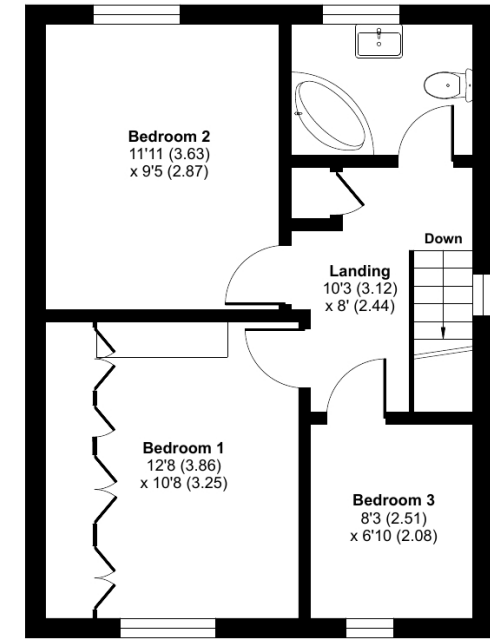
Dining Room
9'8 (2.95)
x 9' (2.74)

Kitchen
8'10 (2.69)
x 7'9 (2.36)

Sitting Room
15'7 (4.75)
x 11'9 (3.58)

Porch
6'4 (1.93)
x 4'6 (1.37)

GROUND FLOOR



Bedroom 2
11'11 (3.63)
x 9'5 (2.87)

Landing
10'3 (3.12)
x 8' (2.44)

Bedroom 1
12'8 (3.86)
x 10'8 (3.25)

Bedroom 3
8'3 (2.51)
x 6'10 (2.08)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Williams Ltd. REF: 1070003



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.