



FLORIDA DRIVE
PENNSYLVANIA, EXETER, EX4 5EX



Robert Williams

SALES | LETTINGS | AUCTIONS

“A wonderful detached family home in a quiet residential location benefiting from far reaching views”.



FLORIDA DRIVE

EXETER, EX4 5EX

This outstanding detached four/five bedroom family home is located in the popular Pennsylvania area of Exeter and is offered to the market in superb decorative order.

- Spacious & Flexible Accommodation
- Immaculate Throughout
- Far Reaching Views
- Driveways & Garage Parking
- Side and Rear Gardens
- Sought After Location

The property has four bedrooms on the first floor and newly fitted modern family bathroom and en suite bathroom.

The ground floor accommodation features separate sitting and dining rooms, conservatory and a high quality, superbly styled new modern fitted kitchen with a breakfast area off. From the kitchen there is access to a large utility room and the converted double garage, one half currently used as a family room.

Outside the house has side and rear gardens, both are largely lawned, the latter has a decked viewing gallery at the top to enjoy the vista.

The property has driveway parking for multiple vehicles and gated hard standing area ideal for a motorhome, caravan or boat.

The property recently had a new Gas boiler and consumer unit fitted.



5  bedrooms 2  bathrooms
3  receptions 6+  car spaces

Local Authority: Exeter Council

Council Tax Band: F

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D



Florida Drive, Exeter, EX4

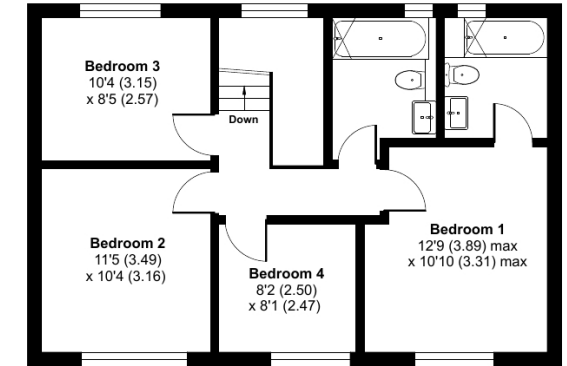
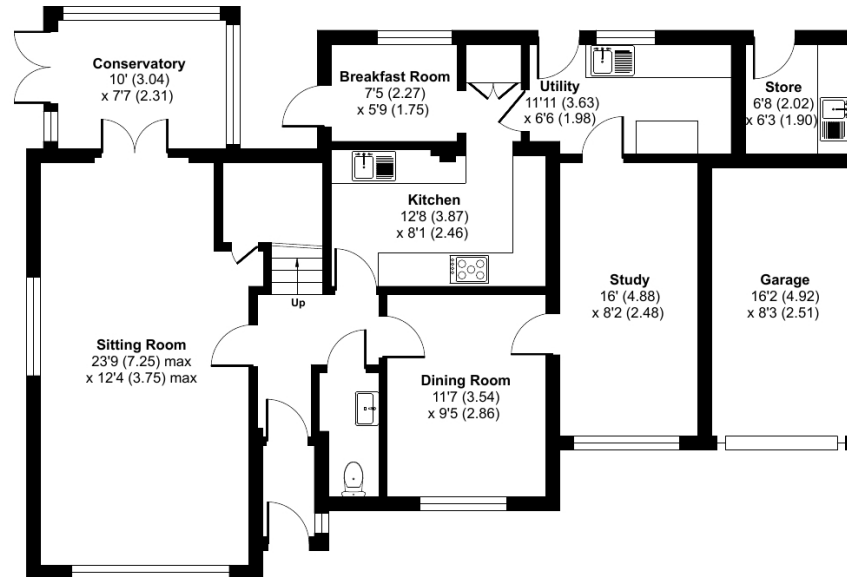
Approximate Area = 1614 sq ft / 149.9 sq m

Garage = 129 sq ft / 11.9 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 1775 sq ft / 164.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Robert Williams Ltd. REF: 1107919



Robert Williams

SALES | LETTINGS | AUCTIONS

Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

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.