



Pennsylvania Road, Exeter, EX4 5BG

OIEO £450,000

A well presented three-bedroom detached bungalow located in an elevated and sought-after residential area of Pennsylvania.

Winkworth

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The Property:

Steps up to front door...

Hallway:

Spacious hallway with a large storage cupboard, providing ample space for coats and shoes, parquet flooring.

Bedroom One: Bright and airy, featuring a large uPVC double glazed window to the rear aspect over looking the rear garden. Fitted wardrobes with hanging space and cupboards above, radiator.

Bedroom Two: Generously sized second bedroom with a uPVC double glazed window overlooking the rear garden, radiator.

Bedroom Three: Comfortable third bedroom with uPVC double glazed window to the front, ideal as a guest room or office space, radiator.

Dining Room: Double aspect windows, views over the front and side gardens radiator.

Living Room: A lovely living area, gas coal effect fire with marble surround, large uPVC double glazed windows with views over the garden, French doors giving access onto the rear garden, bespoke fitted shelves and cupboards, radiator.

Kitchen: Featuring modern wall and base units, stainless steel sink with side drainer, pantry and boiler cupboard. Stand alone oven with four-point hob and extractor above, ample space for a washing machine, and tumble dryer. Two uPVC double glazed windows to the front aspect, flooding the space with natural light.

Bathroom: Bath fitted with a bath lift chair, mains shower over and shower attachment, basin with vanity unit with cupboards, obscure glazed glass to the front aspect, heated towel rail.

Separate WC: Featuring a low-level WC, obscure uPVC double glazed window to the rear.

Outside: A well-maintained front garden mostly laid to lawn with mature shrubs and useful covered seating area outside the dining room. The property offers a garage with up-and-over door, and driveway parking in front. Side access leads to the rear garden, which features a patio area and tiered lawn. The elevated rear garden provides stunning far-reaching views of the surrounding countryside. Electrically operated awning to provide shade on rear terrace. Storage shed and cedar greenhouse attached to the exterior wall with potting bench.



At a glance....

Beautifully Presented Detached Bungalow
No Onward Chain
Situated in an Elevated Position with Views Across
the Surrounding Area
Conveniently Located for Access to Exeter
University & the City Centre
Three Double Bedrooms
Kitchen
Living and Dining Room
Bathroom and Separate WC
Garage
Driveway Parking
Bus Stop Outside Offering Direct Access into City

PROPERTY INFORMATION:

Freehold

Council Tax Band: D

Mains Electric, Gas, Water and Drainage

Broadband: Ultrafast Broadband is available
(checked on Openreach) with fibre to the cabinet.

Mobile: We understand that full mobile coverage is
available (checked on Ofcom)

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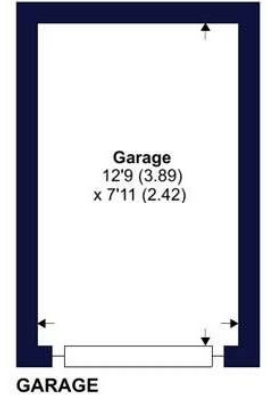
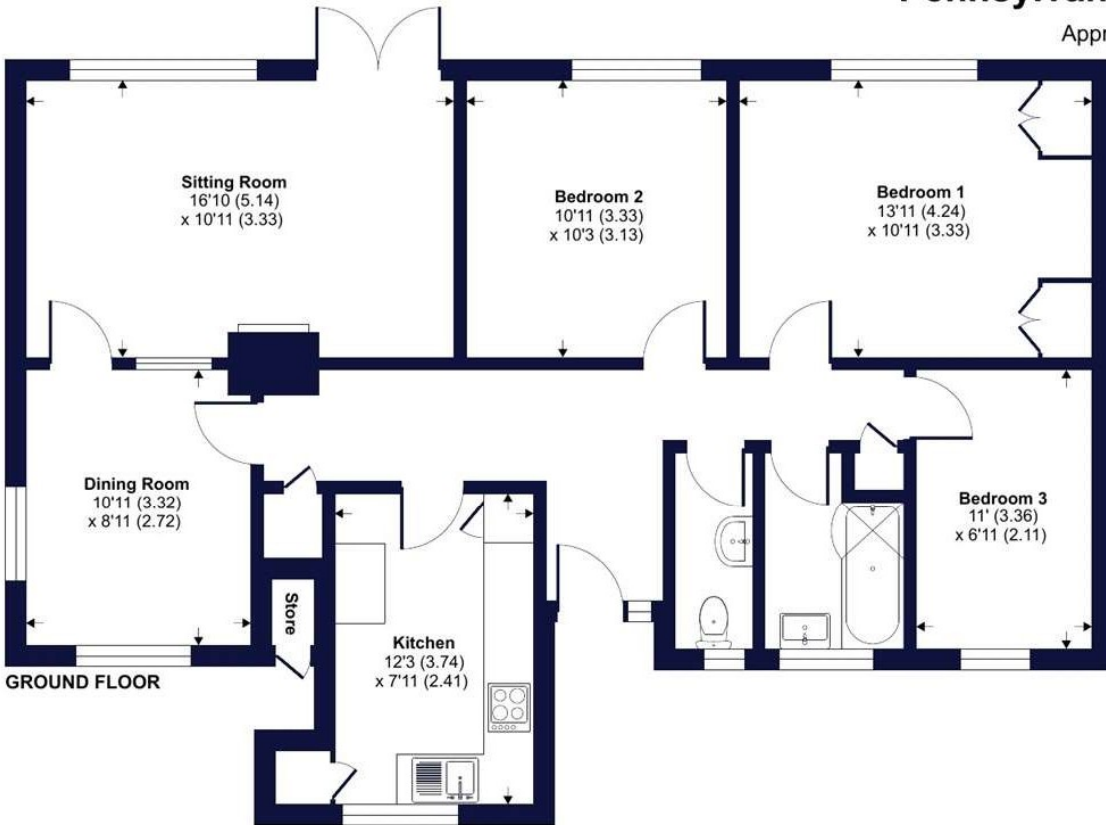
Approximate Area = 973 sq ft / 90.3 sq m

Garage = 101 sq ft / 9.3 sq m

Outbuilding = 4 sq ft / 0.3 sq m

Total = 1078 sq ft / 99.9 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). © nichecom 2024. Produced for Winkworth. REF: 1184487

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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