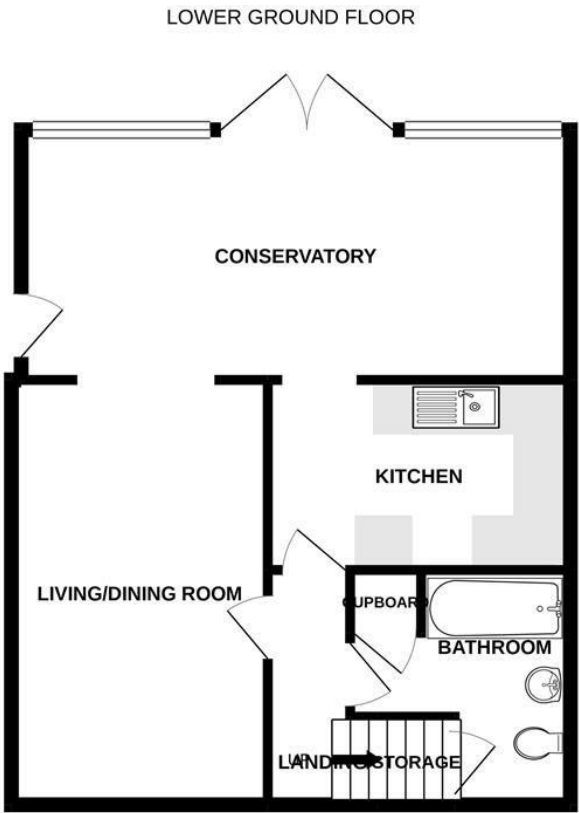
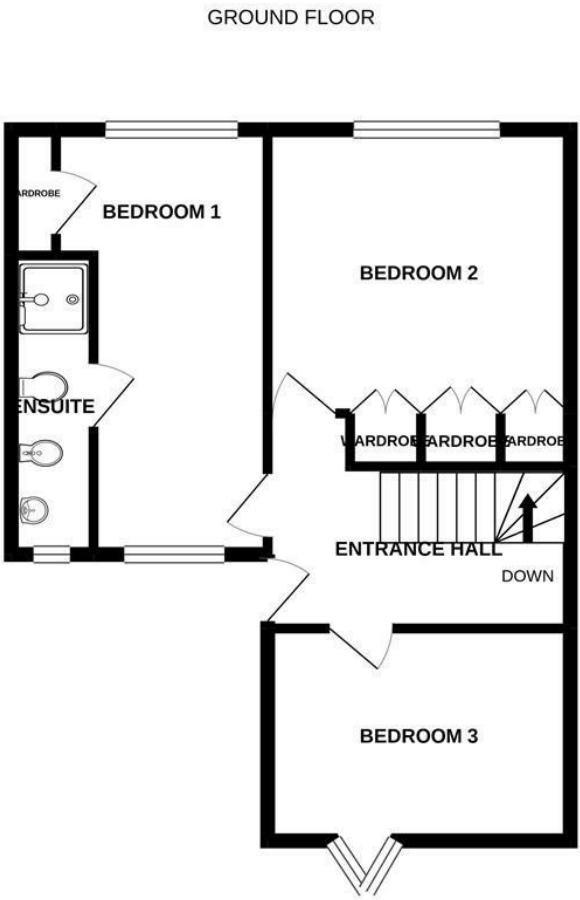




£270,000 **FREEHOLD**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



1 Elliott Close, Pennsylvania, Exeter, Devon, EX4 5ED

A spacious 3 bedroom semi-detached house in a sought after residential area with good access to the city centre and local schools. Entrance hall, 3 bedrooms, en-suite shower room, spacious lounge/diner, kitchen, bathroom and large conservatory.

There is a driveway providing off road parking and a well established rear garden. The property also has gas central heating and PVCu double glazing and is offered with no onward chain.

Accommodation Comprising:

Wooden obscured glazed front door into:

Entrance Hall

Wooden balustrade, stairs to the ground floor and doors to:

Bedroom 1

5.18m x 2.65m (narrowing 2.11m) (16'11" x 8'8" (narrowing 6'11"))
PVCu double glazed windows to the front and rear aspects. Hatch to roof storage area, wood effect flooring, built-in storage cupboard which houses the gas boiler serving domestic hot water and central heating. Door to:



En-Suite Shower Room

Obscured PVCu double glazed window to the front aspect, fitted with a glazed shower cubicle, close coupled W.C., bidet and wash hand basin. Wall mounted electric light with shaver point. Gas central heating radiator and extractor fan.

Bedroom 2

4.21m x 3.66m (13'9" x 12'0")
A spacious room with three built-in double wardrobes, wooden flooring, gas central heating radiator and PVCu double glazed window to the rear aspect.

Bedroom 3

3.67m x 2.56m (12'0" x 8'4")
PVCu double glazed oriel window, wooden flooring and gas central heating radiator.

Ground Floor Hallway

Gas central heating radiator and doors to:

Bathroom

2.68m (maximum) x 2.66m (narrowing to 1.72m) (8'9" (maximum) x 8'8" (narrowing to 5'7"))
Fitted with a white suite comprising a panelled bath with chrome style mixer tap with shower attachment and further shower above. Pedestal wash hand basin, close coupled W.C., understairs storage cupboard, radiator, extractor fan and further built-in storage cupboard.

Kitchen

3.66m x 2.30m (12'0" x 7'6")
Opening through to the conservatory. The kitchen is fitted with a range of base cupboards, drawers and eye level units. Roll edged work surface with tiled surrounds, stainless steel single bowl sink unit, gas cooker point, space for fridge/freezer, space and plumbing for washing machine.



Living/Dining Room

5.13m x 3.11m (16'9" x 10'2")
With a large opening through to the conservatory, gas central heating radiator, television and telephone points.



Conservatory

3.01m x 6.69m (9'10" x 21'11")
Tiled flooring, glazed roof, door to side access path and PVCu double glazed French doors and windows overlooking the rear garden.



Front Garden

There is a driveway providing off road parking and a low maintenance garden and path to the front door.

Rear Garden

The rear garden enjoys a pleasant aspect and has a paved patio and pathway, level garden lawn with mature plants and shrubs. There are two wooden storage sheds and the garden is enclosed with timber fencing.

Council Tax

C

Area - Pennsylvania

Pennsylvania is an established residential area on the Northern side of Exeter approximately 2 miles from the city centre. The area is backed by Stoke Woods which provide country walks and road access through to the Exe Valley villages. there are local schools and a supermarket nearby. A regular bus services runs to the High Street.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.