



Pennsylvania Road, Exeter, EX4 Guide Price  
£220,000



# Key Features

- Private parking
- Period features
- Private gardens
- Sought after location
- Private access





*A superbly presented ground floor apartment situated in the heart of Pennsylvania offering tastefully decorated accommodation throughout, off-road parking and private gardens with plenty more on offer.*









The apartment is accessed via its own entrance hall, which welcomes you into the property and offers a great space for storage. Following through the entrance, you will find access to the main living room and stairs that descend to the lower ground floor.

The living room is a fantastic space, offering plenty of room for sizable furniture while maintaining a wealth of period features, in particular, the high ceilings and large windows that flood the room with natural daylight. The living room also provides access to a private garden that is fully laid to lawn.

The lower ground floor features an impressive 14'8" x 15'5" master bedroom, incorporating an abundance of space for bedroom furniture and benefiting from dual aspects.

The main bathroom is within easy reach of the master bedroom and includes a bathtub with a shower over, wash hand basin, WC, and a heated towel rail.

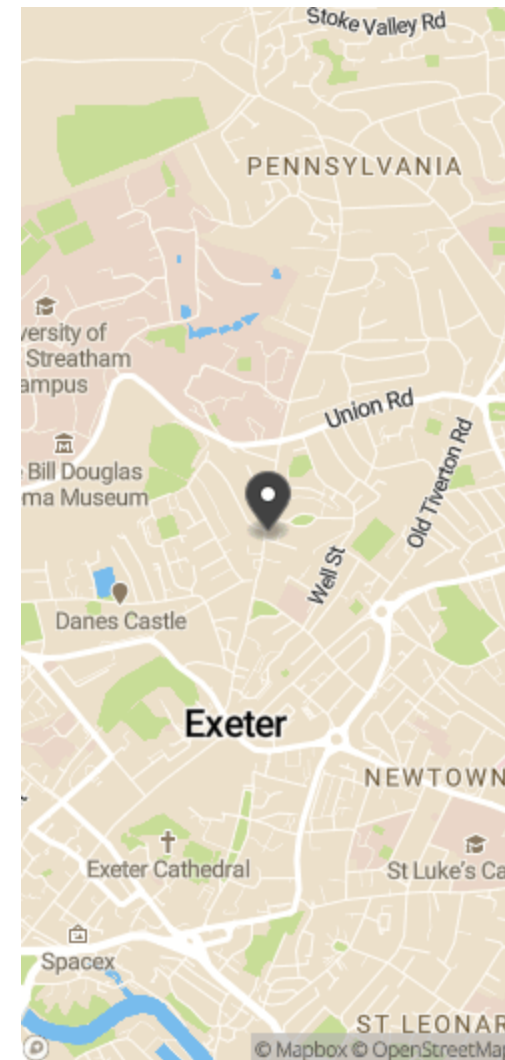
The kitchen diner is a sociable space, incorporating plenty of room for socializing and hosting guests. In brief, the kitchen comprises a range of base and eye-level units, space and plumbing for a dishwasher and washing machine, an integrated electric oven and microwave, and a four-ring gas hob.

The building has its own car park with the property itself benefiting from its own allocated parking space.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:** Exeter City Council