



158A Pennsylvania Road, Exeter, EX4 6DX
Price Guide £700,000


FRANCIS LOUIS
Residential

Discover this exquisite and unique four-bedroom home in the highly sought-after area of Pennsylvania, Exeter. Originally an old coach house, this property boasts a rich history while being beautifully decorated to an exceptional standard, offering a perfect blend of period features such as stained glass windows and modern comfort. A rare

opportunity! This remarkable home, steeped in history, presents a rare opportunity to own a piece of Exeter's heritage. Ideal for families or those looking for a characterful retreat, this home is truly one-of-a-kind.



Open and spacious kitchen diner

A stylish kitchen designed with convenience in mind; plenty of storage and a double oven one being a steam oven. The beautiful dining area adjacent adds a lovely hosting space and for mealtimes.

Cosy living spaces

One large reception room which has a stunning gas coal effect fire which makes this a desirable setting for having family or friends over, with a door leading outside to a manicured garden area.

Four Well-Proportioned Bedrooms

A luxurious master suite with an ensuite, plus three additional bedrooms, offer ample space for growing families or guests.

Elegant Bathrooms

A well-appointed family bathroom with separate bath and shower, master bedroom ensuite and a convenient ground-floor W/C.

Beautifully Landscaped Gardens

Two stunning outdoor spaces, perfect for relaxation and entertaining, respectively south and west facing bringing plenty of sun.

Garage and Greenhouse

A dedicated greenhouse and a spacious garage provide ample storage and gardening opportunities for those with green-fingers! Accessible from the attractive courtyard.

Location

Situated in the desirable Pennsylvania area, this property offers a tranquil setting within walking distance to Exeter's vibrant city centre, prestigious schools, and excellent transport links.



Off-Road Parking & Permit Parking

Benefit from private parking as well as permit options for additional convenience.

Viewing Highly Recommended!

Contact Francis Louis at 01392 243077 today to arrange a viewing and experience the charm of this exceptional coach house for yourself.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.







Ground Floor



Floor 1

Approximate total area[®]

1689.85 ft²

Reduced headroom

159.65 ft²

(1) Excluding balconies and terraces

Reduced headroom

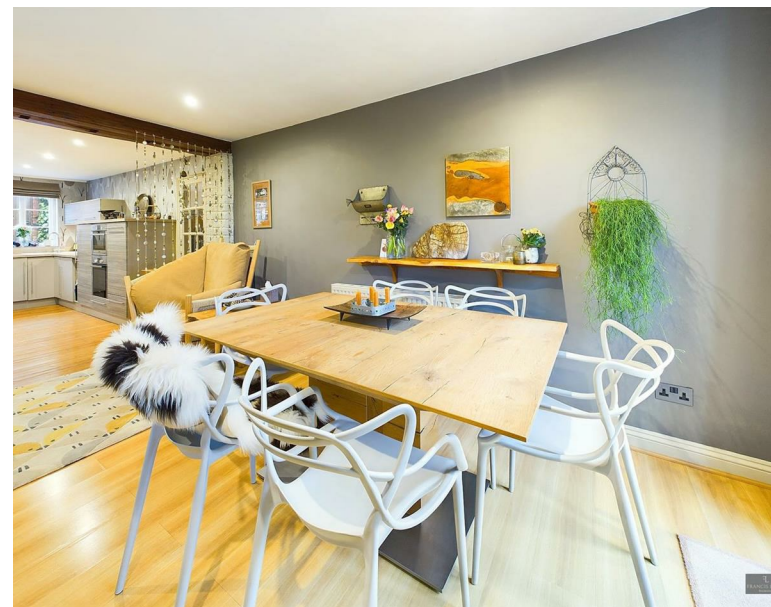
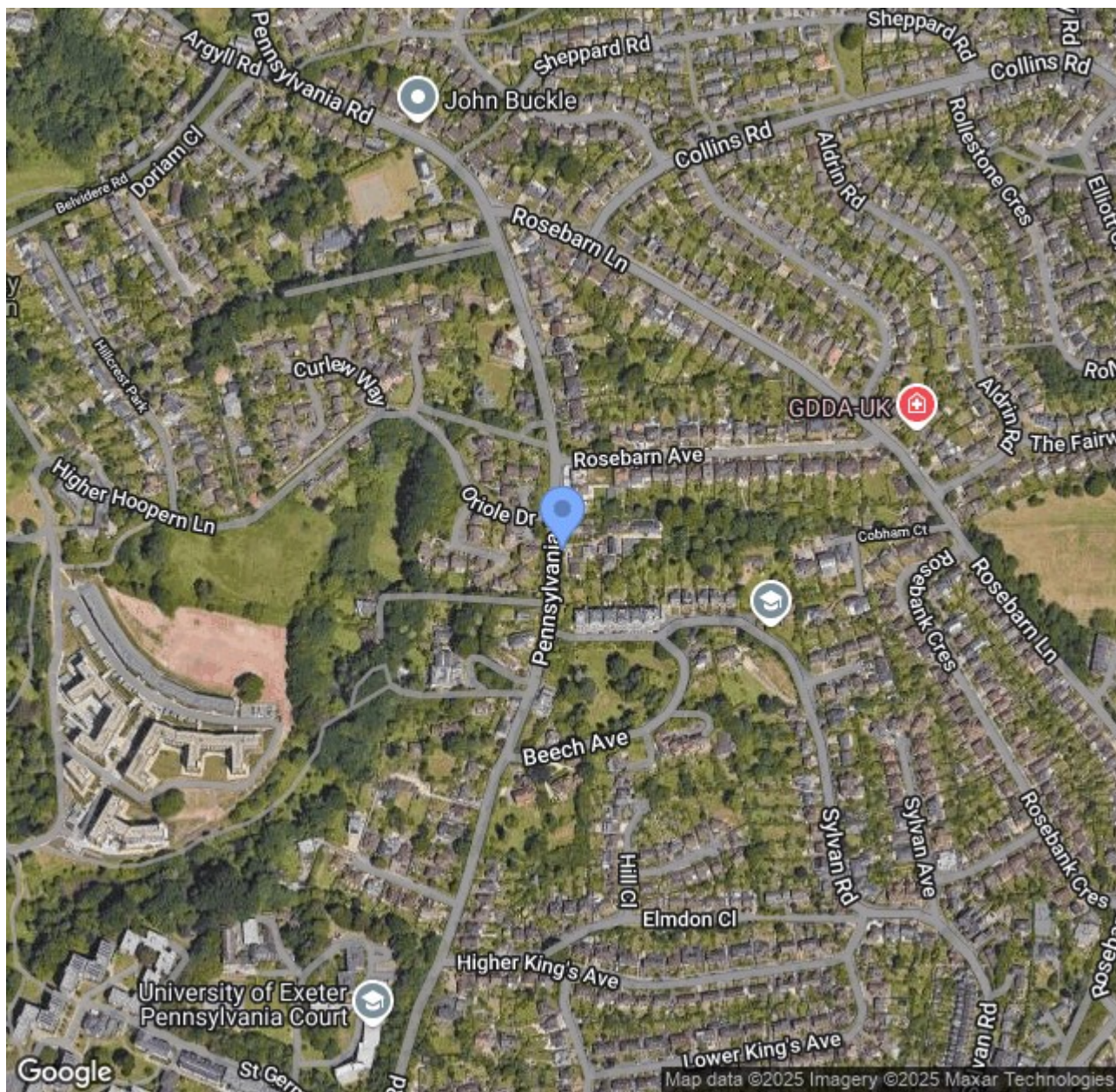
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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