



**Connells**

Rosebarn Lane  
Exeter



## Property Description

*A 2/3 bedroom (1 en-suite) DETACHED BUNGALOW in the Pennsylvania area of Exeter, with transport links into the City. The property has a lovely inviting large hallway leading to a lounge/diner with sliding patio doors onto the rear garden which is lovely for the summer evenings and alfresco dining. There are 2 double bedrooms and a further room joined to bedroom 2 which is ideal for entertaining, using as a 3rd bedroom or as a dining room. Outside there is a level easy maintenance garden and driveway parking to garage. The accommodation comprises:- Entrance porch, entrance hallway, lounge/diner, kitchen/breakfast room, side porch, 2 bedrooms + further room which could be used as a bedroom, 1 en-suite and bathroom/WC.*

## Entrance Porch

Double glazed door to front.

## Entrance Hall

Double glazed door to front, airing cupboard with heater, storage cupboard, wall mounted radiator.

## Living/ Dining Room

19' 9" x 12' 9" ( 6.02m x 3.89m )

Double glazed sliding doors to the rear, fire place with gas fire, two wall mounted radiators.

## Kitchen

11' 7" x 11' 9" ( 3.53m x 3.58m )

Double glazed front aspect window, internal window and door to side, wall and base units, work surfaces, built-in dish washer, 1 1/2 bowl stainless steel sink unit, electric oven, gas hob, space for fridge freezer, loft access.

## Utility Room

Double glazed door to rear, double glazed side aspect window, cupboard, plumbing for washing machine, space for tumble dryer.

## Reception Room 2

12' 9" x 11' 4" ( 3.89m x 3.45m )

Double glazed side aspect window, Double doors to Bedroom 2.

## Bedroom 1

12' 9" x 16' 3" ( 3.89m x 4.95m )

Double glazed rear aspect window, built-in wardrobes, wall mounted radiator.

## En-Suite

Double glazed obscured side aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, wall mounted radiator.

## Bedroom 2

11' 9" x 12' 8" ( 3.58m x 3.86m )

Double glazed front aspect window with open views, wall mounted radiator.

## Bathroom

Double glazed obscured side aspect window, bath, low level toilet, wash hand basin, tiling, wall mounted radiator.

## Rear Garden

Gate access to front. Greenhouse, summer house, patio and gravelled areas, tap, all enclosed by fencing and trees.

## Garage

(Not inspected). Power, light and up and over door.

**Council Tax Band: E**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: EXR316523 - 0002