

HUNTERS[®]

HERE TO GET *you* THERE



Aldrin Road

Exeter, EX4 5DN

Offers In Excess Of £550,000



Council Tax: D



42 Aldrin Road

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Porch

7'1" x 4'5" (2.16m x 1.37m)

From the front door, door leading to the hallway, windows on three aspects, space for shoes and coats.

Partial Hallway

From the porch, stairs to the upper floor, stairs to the lower ground floor.

Cupboard

5'2" x 4'1" (1.60m x 1.27m)

Under stairs storage, surprisingly spacious.

Hallway

Cupboard, door to the WC, door to the kitchen, door to the lounge.

Lounge

19'6" x 18'11" (5.96m x 5.78m)

Large L shaped room with openings to the dining room, window to the front aspect, two radiators

Dining

16'8" x 9'0" (5.10m x 2.76m)

Sliding doors to the rear garden, space for a dining table, door to the rear garden, opening to the kitchen, partially obscured window to the side aspect, radiator.

Kitchen

20'6" x 10'11" (6.26m x 3.33m)

Breakfast bar entertaining space, high and low level cupboards, roll top work surfaces, window to the rear aspect, two bowl sink and drainer, space for a fridge freezer, space for a washing machine and dryer, space for a dish washer, built in eye level grill

and oven, built in gas hob, window to the side aspect, door to the side aspect, door to the hallway.

WC

5'10" 5'8" (1.78m 1.73m)

Partially obscured window to the side aspect, low level WC and hand basin.

Landing

Window to the front aspect, doors to all three bedrooms and the family bathroom, airing cupboard.

Master bedroom

16'3" x 12'4" (4.97m x 3.78m)

Window to the rear aspect, opening to the en-suite, door to the balcony, radiator, built in wardrobes, over bed storage, and vanity unit.

Ensuite

7'10" x 5'10" (2.41m x 1.79m)

Bath with shower over, built in vanity unit, low level WC and hand basin.

Bedroom two

10'7" x 17'8" (3.24m x 5.40m)

Door to the balcony, window to the rear aspect, radiator.

Bedroom three

13'5" x 9'4" (4.11m x 2.87m)

Window to the front aspect, radiator.

Bathroom

6'5" x 10'11" (1.97m x 3.33m)

Balcony

The balcony can be accessed from the master bedroom and bedroom two and gives far reaching views.

Tel: 01392 340130

Outside front

There is off road parking plus a garage, there is a path leading to the front of the property, the front garden consists of a lawn and mature shrubs.

Outside rear

The rear of the property boasts a wonderful, very large garden that is fully enclosed, there are several fruit trees and multiple mature shrubs, there are several pathed areas to enjoy entertaining from, there is access to a storage area under the house (Accessed from the side of the property) and rear access to the garage. the property also benefits from a garden area to the side of the property with a gate giving access to the front of the property and doors allowing access to the very large storage area under the house, perfect for when summer leaves us.

Agents notes

Chain Free **Freehold** **Council Tax Banding D** Views for miles and a wonderful enclosed garden that hosting mature fruit trees with huge possibilities possibly ask for anything more, well just in case that isn't enough this 3 bedroom detached property in Pennsylvania comes with off road parking and a garage mature front garden with shrubs and the most outstanding rear garden.

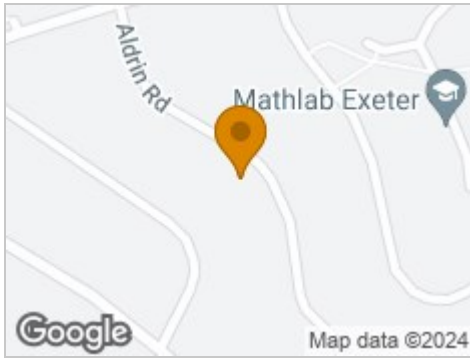
The property is in need of a some modernization and briefly comprises of three double bedrooms, two giving access to a balcony, master en-suite, family bathroom, the lower ground floor is extremely well proportioned and open plan consisting of a kitchen, dining room and wonderful lounge, there is a utility space and WC.

The house also boasts ample storage throughout, the property is set over 142 m2 or 1528.4 square feet

- Chain free Pennsylvania
- Views for miles
- Large enclosed rear garden with mature fruit trees
- Detached Position
- Close to local schools and amenities
- Good transport links
- Three double bedrooms
- Off road parking and garage
- In need of some modernization
- The property is set over 142 m2 or 1528.4 square feet



Road Map



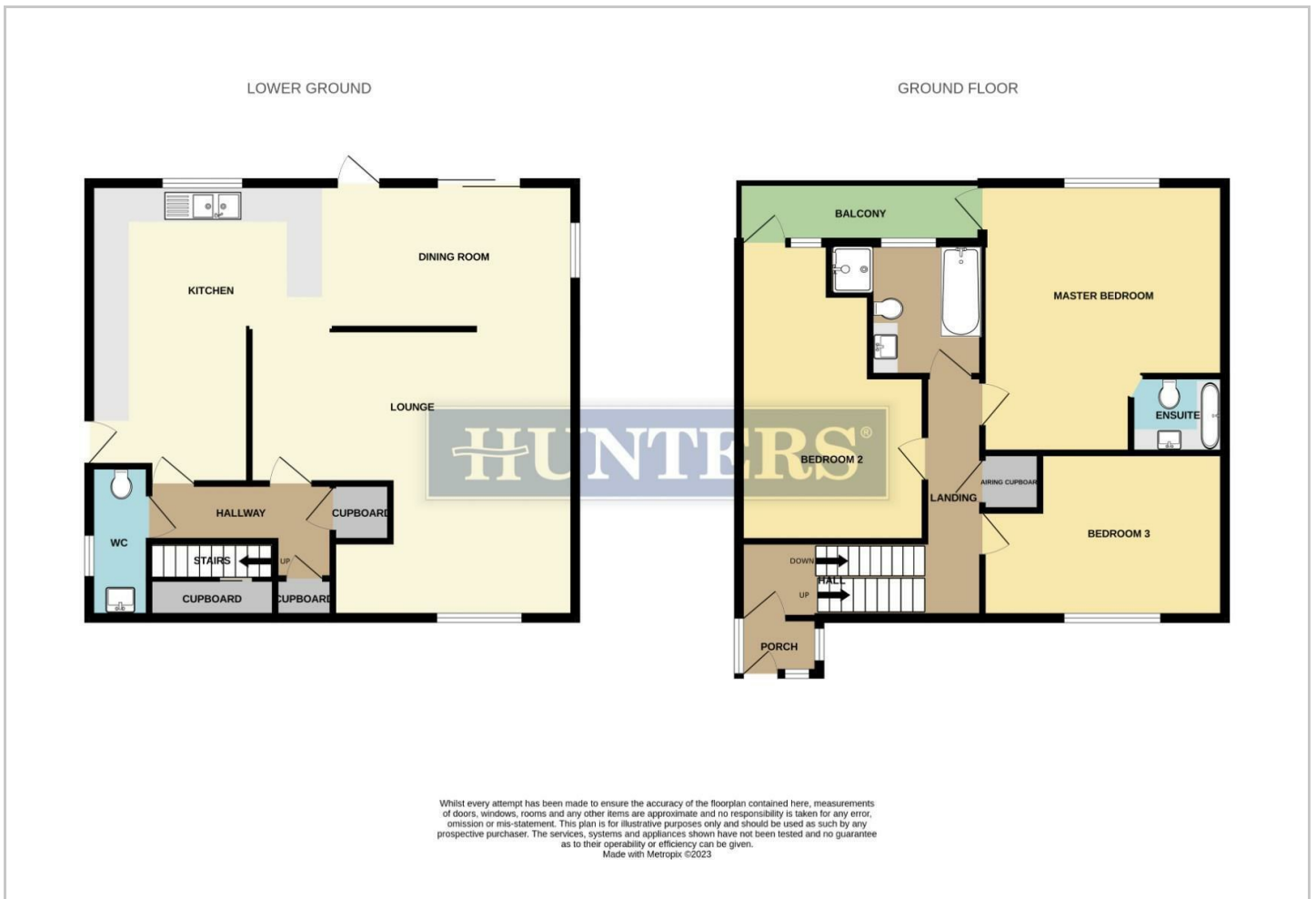
Hybrid Map



Terrain Map



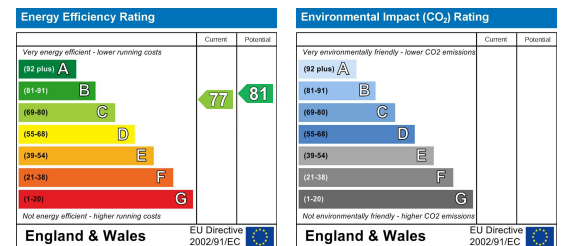
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.