

28 Lower Kings Avenue, Pennsylvania, Exeter, EX4 6JT



A rarely available three bedroom semi-detached property situated in a premier Pennsylvania location within walking distance to Exeter University, City Centre and local schools. In need of some updating, the accommodation comprises entrance hall, lounge, dining room, conservatory, kitchen, cloakroom, three first floor bedrooms, bathroom and separate cloakroom. Enclosed south facing rear garden, garage and off road parking.

Offers in Excess of £380,000 Freehold DCX02377

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part glazed front door with side aspect uPVC double glazed window. Doors through to the lounge, door to the kitchen, understairs storage cupboard, stairs to first floor landing and radiator.

Lounge 11' 11" x 12' 0" (3.623m x 3.650m)

Front aspect uPVC double glazed window with view of the front garden. Gas fireplace, television point and archway through to the dining room.



Dining Room 10' 9" x 10' 1" (3.289m x 3.062m)

Rear aspect uPVC sliding doors leading to the conservatory, radiator and door leading through to the kitchen.



Conservatory 10' 4" x 6' 9" (3.151m x 2.064m)

Dual aspect uPVC double glazed windows. Storage cupboards, radiator, uPVC doors leads to rear garden and door through to cloakroom.



Kitchen 10' 11" x 8' 11" (3.315m x 2.720m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with double drainer. Roll edge work surfaces, part tiled walls, breakfast bar, space for electric cooker, plumbing for washing machine, storage cupboard and radiator.



Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC and part tiled walls.

First Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three, bathroom and cloakroom. Access to loft void above and further storage cupboard.

Bedroom One 12' 0" x 12' 0" (3.658m x 3.655m)

Front aspect uPVC double glazed window. Fitted range of head height storage and radiator.



Bedroom Two 10' 9" x 10' 1" (3.264m x 3.064m)

Rear aspect uPVC double glazed window with view over the rear garden. Head height storage and radiator.



Bedroom Three 8' 9" x 7' 0" (2.656m x 2.128m)

Front aspect uPVC double glazed window. Head height storage and radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Panel enclosed bath with mixer tap and hand held shower above, pedestal wash hand basin, part tiled walls and radiator.



Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC, wash hand basin with tiled splash back.

Rear Garden

Private enclosed south facing rear garden, main laid to lawn with mature shrub borders and paved seating area. Access to brick built garage.



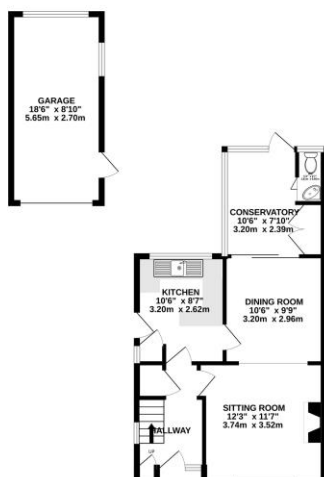
Garage

With metal up and over door, light and power.

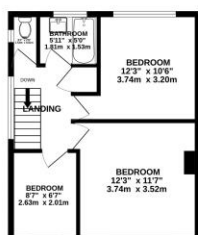
Front of the property.

Main laid to lawn with mature shrubs and trees. Offroad parking for two vehicles.

GROUND FLOOR
658 sq ft (61.1 sq m) approx.



1ST FLOOR
402 sq ft (37.3 sq m) approx.



TOTAL FLOOR AREA: 1059 sq ft (98.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The information is provided for guidance only and should be used as a guide only. The information is provided for guidance only and should be used as a guide only. The information is provided for guidance only and should be used as a guide only.

Drawn with AutoCAD 2014

10/29/24, 2:08 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

<p>Property address</p> <p>10/29/24, 2:08 PM</p>	<p>Energy rating</p> <p>E</p>	<p>Valid until</p> <p>8 October 2028</p>
<p>Property type</p> <p>Semi-detached house</p>		
<p>Total floor area</p> <p>78 square metres</p>		

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Total floor area: 78 square metres

Rules on letting this property

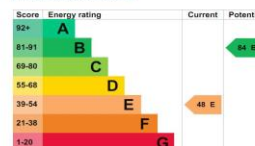
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) or [check your property is eligible for an exemption](#) on the [GOV.UK website](#).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 400

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificates/05333842-5200-2594-4200>

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Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.