

45 Higher Kings Avenue, Pennsylvania Exeter, EX4 6JP



This three bedroom detached residence situated in a much sought after Pennsylvania location. Within easy access to Exeter City Centre, outstanding primary schools and local amenities. Potential for extension subject to the relevant planning consents with accommodation comprising entrance hall, lounge, dining room, kitchen, downstairs cloakroom, three first floor double bedrooms, shower room and separate cloakroom. Enclosed rear garden, garage, off road parking and gas central heating.

Offers in the Region of £425,000 Freehold DCX02482

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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 uPVC front door with a front aspect frosted uPVC double glazed window. Doors to dining room, kitchen and lounge. Understairs storage cupboard. Staircase to first floor landing. Radiator.

Lounge 14' 7" x 10' 11" (4.436m x 3.333m)

Triple aspect uPVC double glazed windows. uPVC sliding door leads to the rear garden. Feature fireplace with brick surround and wooden mantle. Television point, telephone point and radiator.



Dining Room 10' 9" x 10' 10" (3.266m x 3.300m)

Dual aspect uPVC double glazed windows. Radiator.



Kitchen 12' 4" x 8' 10" (3.765m x 2.697m)

Dual aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Pantry with shelving. Radiator. uPVC door to inner hallway.



Inner Hallway

uPVC part glazed door leads to the rear garden. Door to downstairs cloakroom.

Cloakroom

Low level WC. Part tiled walls. Wall mounted electric heater.

First Floor Landing

Large uPVC double glazed front aspect window with views over the City and a rear aspect uPVC double glazed window with view of the rear garden. Doors to bedroom one, bedroom two, bedroom three, shower room and separate cloakroom. Storage cupboard housing the wall mounted boiler. Access to loft void above.

Bedroom One 13' 11" x 9' 10" (4.238m x 3.005m)

Dual aspect uPVC double glazed windows with stunning views. Floor to ceiling wardrobes with hanging space and shelving. Radiator.



Bedroom Two 10' 11" x 10' 9" (3.326m x 3.273m)

Dual aspect uPVC double glazed windows. Television point. Radiator.



Bedroom Three 12' 5" x 6' 6" (3.791m x 1.993m)

Rear aspect uPVC double glazed window with view of the rear garden. Radiator.



Shower Room

Side aspect frosted uPVC double glazed window. Walk in shower cubicle with Mira shower. Wash hand basin. Tiled walls. Cove ceiling. Extractor fan. Electric wall mounted heater. Radiator.



Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC. Wash hand basin with mixer tap and storage below.

Rear Garden

Enclosed rear garden with paved seating area, mature shrubs, large lawned area and raised deck area. Outside shed. Gated side access.



Side and Front of the property

Various lawned areas with shrub borders. Pedestrian access to the front door. Off road parking for two vehicles. Access to the garage.



Garage

With metal up and over door.



TOTAL: 145.7 m² (1,569 sq.ft.)

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