

46 Linnet Close, Pennsylvania, Exeter, EX4 5HF



A readily available three bedroom end of terraced property situated in a popular no through road location in the heart of Pennsylvania within walking distance of Exeter University and with good bus routes in and out of the City. Spacious accommodation comprising entrance hall, open plan lounge/ kitchen, conservatory, three bedrooms, master with en-suite shower room, family bathroom, utility room. Large gardens to the side and rear of the property. Allocated off road parking.
EPC rating C. No onward chain.

Asking Price £289,950

Freehold

DCX02491

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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. Doors to master bedroom, utility room and family bathroom. Thermostat control point. Cupboard with shelving and coat rail. Radiator. Externally there is a large store cupboard housing the meters.

Master Bedroom 10' 2" x 8' 9" (3.10m x 2.66m)

Rear aspect uPVC double glazed window. Juliet balcony with views over the garden. Built in wardrobes with hanging space and shelving. Radiator. Door through to en-suite shower room.



En-Suite Shower Room

Side aspect uPVC double glazed window. Fully enclosed shower cubicle, pedestal wash hand basin, low level WC. Radiator.



Utility Room 5' 7" x 4' 4" (1.70m x 1.32m)

Plumbing for washing machine. Radiator.

Family Bathroom

Front aspect uPVC double glazed window. Three piece suite comprising panel enclosed bath, pedestal wash hand basin, low level WC. Radiator.



Second Floor Landing

With doors to bedroom two and bedroom three. Storage cupboard housing the boiler. Hatch to the loft void above.

Bedroom Two 12' 4" x 8' 10" (3.75m x 2.68m)

Rear aspect Velux window. Into eave storage. Radiator.



Bedroom Three/ Office 5' 8" x 4' 2" (1.73m x 1.27m)
Front aspect uPVC double glazed window. Storage cupboard, Radiator.



Lower Ground Floor 13' 4" x 12' 1" (4.07m x 3.68m)
Open plan living area. Sliding doors lead to conservatory. Opening through to kitchen. Television point. Telephone point. Two radiators.



Kitchen 12' 0" x 6' 3" (3.66m x 1.9m)
Side aspect uPVC double glazed window. Fitted range of eye and base level units with wood effect worktops and stainless steel sink and a half with drainer and mixer tap. Integrated oven and hob with extractor fan above. Splashback.



Conservatory
Dual aspect uPVC double glazed windows. uPVC double glazed door leads to the rear garden.



TOTAL: 191.3 sq.m. (2,059 sq.ft.)

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Rear Garden

Private enclosed rear garden by range of panel fencing with a large patio area. Garden shed 9ft x 6ft. Shrub borders, mainly laid to lawn, external taps, rear gate and steps to the allocated parking space to the side of the property.



Side of the property

Off road parking for one vehicle.

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