

95 Collins Road, Pennsylvania, Exeter, EX4 5DE



A beautifully presented three bedroom end terrace house, situated in the popular Pennsylvania area of Exeter. Briefly comprising Kitchen, Living/ Dining Room, Downstairs Cloakroom, Three first floor bedrooms, Bathroom, Externally the property benefits from front & rear gardens a garage with parking to the front and an external store room which has potential for conversion. No onward chain and viewing is highly recommended.

Asking Price £300,000 Freehold DCX02499

95, Collins Road, , Exeter, EX4 5DE

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 part frosted front door. With doors to the lounge, kitchen and cloakroom. Stairs to the first floor landing. Laminate flooring.

Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, wash hand basin with mixer tap, part tiled walls and heated towel rail.

Kitchen 9' 2" x 7' 9" (2.788m x 2.374m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Wood effect work surfaces. Integrated oven and hob with extractor fan above. Plumbing for washing machine, Integrated dishwasher and further appliance space. Part tiled walls and tiled flooring.



Lounge 18' 0" x 14' 10" (5.475m x 4.531m)

Rear aspect uPVC double glazed window with view over the rear garden. Television point, telephone point, wall lights, wood effect flooring, understairs storage cupboard and radiator. uPVC part glazed door leads to the rear garden.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above.

Bedroom One 14' 9" x 8' 10" (4.496m x 2.701m)

Rear aspect uPVC double glazed window with view over the rear garden. Floor to ceiling wardrobes with hanging space and shelving. Television point and radiator.



Bedroom Two 11' 10" x 8' 6" (3.615m x 2.591m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Three 8' 8" x 5' 8" (2.640m x 1.727m)

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



Bathroom

Front aspect frosted uPVC double glazed window. Four piece white suite comprising panel enclosed bath with mixer tap and hand held shower above, low level WC, pedestal wash hand basin and fully enclosed shower cubicle. Tiled flooring, part tiled walls, spotlighting and heated towel rail.



Rear Garden

Private enclosed low maintenance rear garden with large paved seating area and landscaped shrub borders with mature trees. Gated rear access.



Store Room 16' 3" x 8' 0" (4.949m x 2.426m)

Large storage space with a window.

Garage

Metal up and over door with a parking space for one vehicle in front.



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.

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