

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



Attractive and well proportioned semi detached family home occupying a highly desirable residential location providing good access to local amenities, Exeter city centre and university. Much improved and modernised over recent years whilst presented in superb decorative order throughout. Three double bedrooms. Ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Spacious sitting room. Fabulous open plan modern kitchen/dining/family room. Gas central heating. uPVC double glazing. Attractive private driveway. Garage. Good size enclosed rear garden enjoying southerly aspect. A great family home. Viewing highly recommended.

Offers in the region of £450,000 Freehold DCX02654

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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:

Reception Hall

Accessed via a composite front door, with inset double glazed panels, attractive bamboo flooring. Stairs rising to first floor. Radiator. Cloak hanging space. Smoke alarm. Large uPVC double glazed window to front aspect. Oak wood door leads to deep understair storage cupboard. Oak wood door leads to:

Sitting Room 14' 10" x 10' 8" (4.52m x 3.25m)

Double glazed sliding patio door providing access and outlook to rear garden. Television aerial point. Telephone point. Fitted shelving into alcoves. Radiator.



Kitchen/Dining/Family Room 24' 10" x 11' 10" (7.57m x 3.61m)

A fabulous light and spacious room fitted with a range of quality matching base, drawer and eye level cupboards. Bamboo work surfaces with matching splashback. Space for range cooker with glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Plumbing and space for dishwasher. Recess for upright fridge freezer. Wine rack. Pull out larder cupboard. Radiator. Inset LED spotlights to ceiling. Bamboo wood flooring. Large uPVC double glazed window to front aspect. Obscure uPVC double glazed window to side aspect. Open plan to: Dining/family area - Feature vertical radiator. Inset LED spotlights to ceiling. Bamboo wood flooring. uPVC double glazed window to side aspect. Part obscure uPVC double glazed door provides access to side elevation. uPVC double glazed double opening doors providing access and outlook to rear garden.



First Floor Landing

Oak wood door leads to bedroom one, bedroom two, bedroom three and bathroom. Linen cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Access to roof space. Airing cupboard with electric bar heater. Smoke alarm.



Bedroom One 12' 0" x 10' 4" (3.66m x 3.15m)

UPVC double glazed window to front aspect. Radiator. Oak wood door leads to the en-suite shower room.



En-suite Shower Room

A modern matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap. Low level WC. Decorative tiled wall surround with inset mirror. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.



Bedroom Two 10' 8" x 9' 6" (3.25m x 2.90m)

Fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond. Radiator.



Bedroom Three 10' 8" x 8' 2" (3.25m x 2.49m)

Fitted shelving. uPVC double glazed window to rear aspect again with outlook over rear garden, neighbouring area and countryside beyond. Radiator.



This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must only upon its own inspection(s). Powered by www.propertygate.co

Family Bathroom

A refitted modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted main shower unit over and folding glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Inset mirror. Overhead storage cupboards. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.



Outside

Directly to the front of the property is an attractive double width private driveway providing parking for approximately two vehicles. Inset shrub beds. Access to front door. To the left side elevation are timber double opening gates leading to additional driveway with outside light and water tap in turn providing access to:

Garage 17' 0" x 8' 8" (5.18m x 2.64m)

With power and light. Up and over door. uPVC double glazed window to side aspect.

Garden

The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of a good size paved patio with outside lighting. Good size shaped area of lawn. Dividing pathway leads to greenhouse. Side shrub beds stocked with a variety of maturing shrubs, plants and trees including Palms. The rear garden is enclosed to all sides by means of timber panelled fencing and neat natural hedgerow.



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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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.

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Energy performance certificate (EPC)

35 Copper Ridge Avenue B20 7JZ 0121 557 517	Energy rating C	1001 1100 Certificate Expires 21 November 2023 0180 2226 1100 0407 0401
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Property type Semi-detached house
Total floor area 93 square metres

Rules on letting this property

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You can't rent out a property with an energy rating of F or G.
https://www.gov.uk/government/news/energy-ratings-for-rental-properties

Energy rating and score

This property's energy rating is C. It has the potential to be B.
See how to improve this property's energy efficiency