

19 Elliott Close, Pennsylvania, Exeter, EX4 5ED



Situated in a quiet residential cul-de-sac, this two bedroom semi detached property offers a fantastic opportunity to acquire a well-presented home in a popular and convenient area of Exeter. The property enjoys stunning views over open countryside and a peaceful setting while remaining within easy reach of the city centre. Offered for sale in good condition having been upgraded by the current owner. The home provides comfortable and versatile accommodation, with bright living spaces designed for modern living. Outside, the property benefits from private outdoor space, perfect for relaxing or entertaining, along with off road parking and a garage. Elliott Close is well positioned for access to local amenities, reputable schools, transport links, and green spaces.

Offers in the Region of £285,000 Freehold DCX02937

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part glazed front door. Doors to Bedroom One and Bedroom Two. Turning staircase down to the ground floor.



Bedroom One 13' 8" x 12' 1" (4.168m x 3.678m)

Rear aspect uPVC double glazed window with stunning views over open countryside. Stripped wooden flooring. Radiator.



Bedroom Two 12' 0" x 8' 7" (3.667m x 2.609m)

Front aspect uPVC double glazed bay window. Stripped wooden flooring. Radiator.



Ground Floor Landing

Doors to the Lounge and Bathroom. Opening through to the Kitchen. Radiator.

Lounge 16' 9" x 10' 4" (5.111m x 3.155m)

Rear aspect uPVC double glazed window with view over the rear garden. Gas flame effect fireplace with a stone mantle. Television point. Laminate flooring. Radiator.



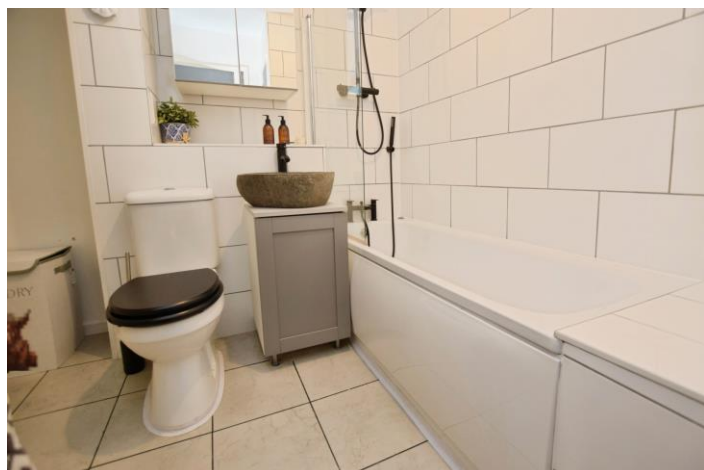
Kitchen 12' 1" x 7' 6" (3.681m x 2.295m)

Rear aspect uPVC double glazed window with view over the rear garden. Beautifully fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Integrated oven and hob with extractor fan above. Integrated fridge and freezer and dishwasher. Integrated wine fridge. Plumbing for washing machine. Wall-mounted boiler. uPVC part frosted door leading to the rear garden. Telephone point. Radiator.



Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above, low level WC and wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Extractor fan. Understairs storage cupboard. Radiator.



Rear Garden

Private enclosed rear garden with raised decked area. Steps down to a further lawned area with mature trees and shrub borders.



Front

Off road parking for one vehicle. Garage with metal up and over door. Lawned area. Pedestrian access to the front door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. The 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 rely upon its own inspection(s). Powered by www.propertybox.co.uk

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Cooksleys 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)

19, Elliott Close EXETER EX4 5ED	Energy rating	Valid until:	3 June 2026
	D	Certificate number:	 8486-7226-3750-8387-0902

Property type

End-terrace house

Total floor area

72 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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