

East of EXE
ESTATE AGENTS

Highcross Road

Exeter £445,000



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A spacious three-bedroom end-of-terrace home with no onward chain situated in the popular Pennsylvania area of Exeter, offering generous accommodation, an enclosed low-maintenance rear garden and excellent potential for modernisation. Conveniently positioned for access to the city centre, local amenities and transport links.

End Terraced Property | Three Double Bedrooms | Spacious Sitting Room With Bay Window | Separate Dining Room | Ground Floor Cloakroom | Generous Principal Bedroom | Kitchen With Useful Pantry | Permit Parking | Sought After Location | No Onward Chain

DESCRIPTION

Offering an exciting opportunity for buyers looking to put their own stamp on a property, this three-bedroom end-of-terrace home provides spacious accommodation arranged over two floors and would benefit from modernisation throughout.

Upon entering, the entrance hall leads through to a generous sitting room, where a front-facing bay window allows natural light to fill the space. The accommodation continues into a separate dining room, creating a practical layout for both everyday living and entertaining. The kitchen is positioned to the rear of the property and offers access to the enclosed garden. A useful pantry provides additional storage, while a separate downstairs WC adds convenience.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom is particularly spacious and features an attractive front-facing bay window. A family bathroom completes the first-floor accommodation.

Outside, the enclosed rear garden is designed for easy maintenance, with a small patio area and gravelled sections providing space to sit and enjoy the outdoors.







The property also benefits from permit parking available on the road outside.

With its generous room sizes, separate reception rooms and potential to modernise, this home presents an excellent opportunity for purchasers seeking a property they can personalise and improve to suit their own tastes.

LOCATION

Situated in the popular Pennsylvania area of Exeter, Highcross Road is conveniently located for access to the city centre and its wide range of shops, cafés, restaurants and everyday amenities. The area is well served by public transport, with nearby bus routes and St James Park railway station providing convenient connections across Exeter and beyond. A selection of local schools, parks and leisure facilities can also be found nearby, while the property offers easy access to Exeter's main road links, including the M5.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -
Tenure: Freehold
Council Tax Band: D
Council: Exeter City Council
Parking: Permit Parking
Garden: Enclosed Rear Garden
Electricity: Mains
Gas: Mains
Heating: Gas Central Heating
Water supply: Mains
Sewerage: Public
Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload
Mobile Signal: Several networks currently showing as available at the property including EE & Vodaphone



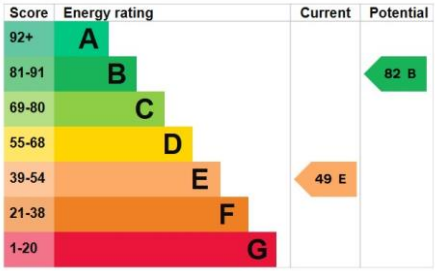












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