



80 Collins Road, Exeter, EX4 5DB
£300,000 Freehold


MARTIN&CO

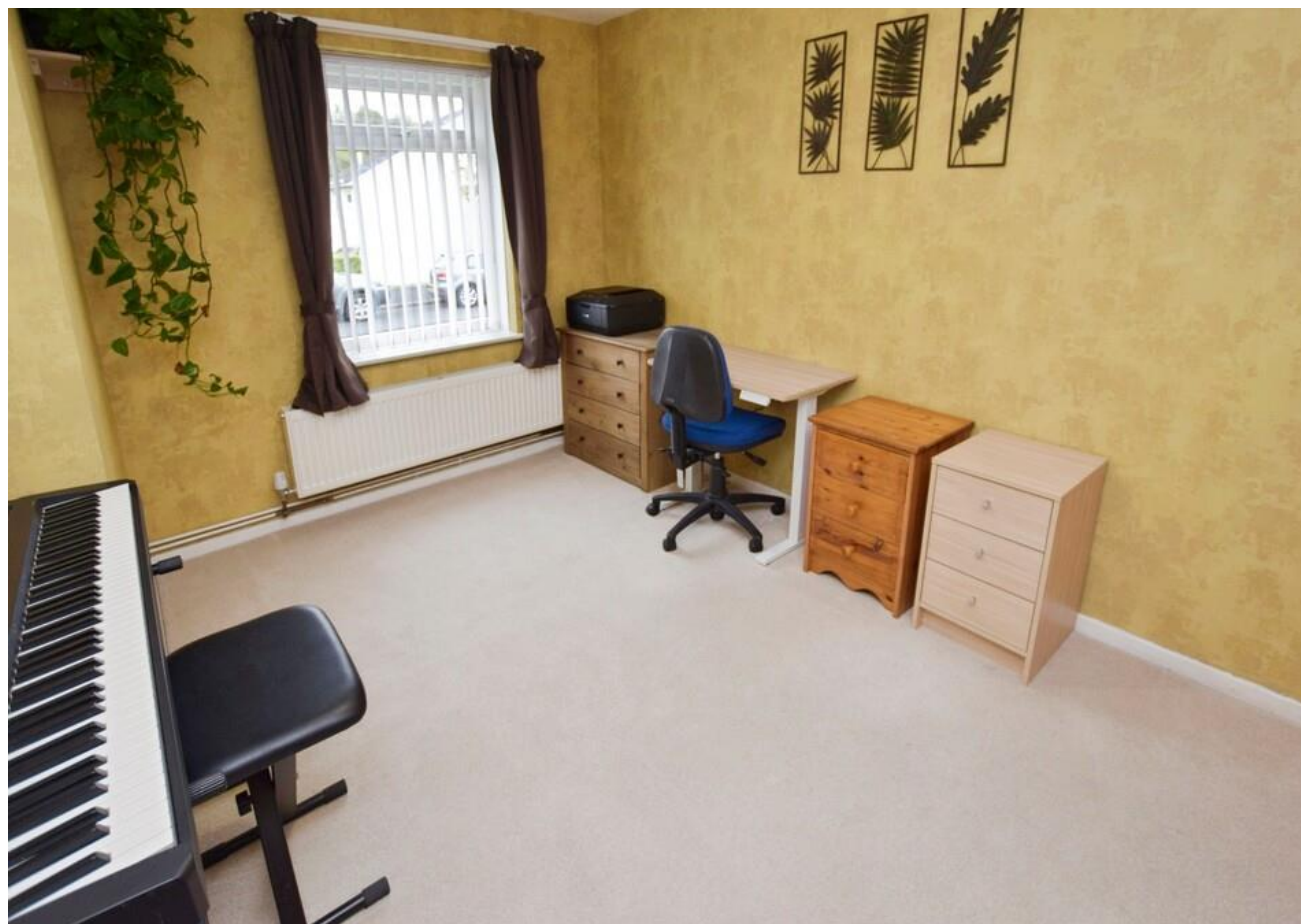
Collins Road, Pennsylvania

3 Bedrooms, 1 Bathroom

£300,000

- End Terrace Property
- Stunning Views
- Flexible Accommodation
- Large Lounge
- Excellent Condition
- Landscaped Rear Garden
- Garage

DESCRIPTION A refurbished three bedroomed end of terrace property with stunning views over Mincinglake Valley Park. Situated in a popular Pennsylvania location with good access in and out of the City and provides a flexible layout. The spacious accommodation benefits from an entrance hall, lounge, dining room/bedroom three, two separate double bedrooms, refitted kitchen and modern bathroom. To the rear of the property is a landscaped rear garden. There



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

is off road parking and a garage to the front of the property. Viewing is highly recommended.

ENTRANCE HALL Access by composite part glazed front door, door to bedroom two, solid wood flooring, turning staircase the first floor landing and a radiator.

BEDROOM TWO 12' 7" x 8' 8" (3.856m x 2.646m) Front aspect UPVC double glazed window, large storage cupboard and a radiator.

FIRST FLOOR LANDING Side aspect UPVC double glazed window, doors to the lounge, kitchen, bedroom one, bathroom, storage cupboard, radiator.

LOUNGE 12' 8" x 12' 0" (3.882m x 3.658m) Front aspect UPVC double glazed window with stunning views over the Mincinglake Valley Park, television point, coved ceiling, radiator and a door to the dining room/bedroom three.

DINING ROOM/BEDROOM THREE 12' 8" x 8' 6"

(3.885m x 2.603m) Front aspect UPVC double glazed window with stunning views over Mincinglake Valley Park, storage cupboard, Coved ceiling and a radiator.

KITCHEN 13' 2" x 5' 10" (4.027m x 1.780m) Rear aspect UPVC double glazed window with a view over the rear garden a fully modernised modern kitchen benefiting from an integrated double oven with a hob, integrated dishwasher, integrated fridge, sink and half with a mixer tap, tiled walls, solid wood flooring, radiator and UPVC part glazed door lead to the rear garden.

BEDROOM ONE 13' 3" x 9' 9" (4.043m x 2.978m) Rear aspect UPVC double glazed window with a view of the rear garden, storage cupboard and radiator.

BATHROOM Rear aspect frosted UPVC double glazed window, three piece white suite having been fully modernised benefiting from bath with a mixer tap and handheld shower above, low level WC, wash hand basin with a mixer tap and storage below, tiled walls,

tiled flooring and a radiator.

REAR GARDEN Private enclosed landscape rear garden with a seating area, steps leading to further lawn area with mature trees and shrub borders, wooden shed and gated side access.

FRONT GARDEN To the front of the property is off-road parking for one vehicle providing access to the garage and pedestrian access to the front door and further lawn area.

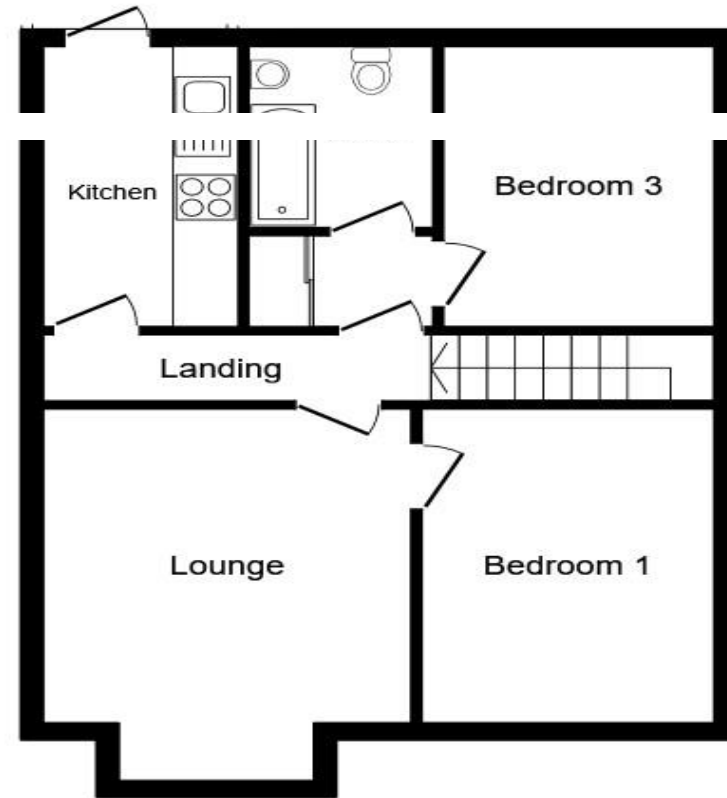
GARAGE Metal roller door with light and power. Wall mounted combi boiler.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including a... 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 rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Exeter

82 South Street • Exeter • EX1 1EQ

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