



4 Plassey Close, Pennsylvania, EX4 5HE
Offers In Region Of £235,000 Freehold


MARTIN&CO

Plassey Close, Pennsylvania

2 Bedrooms, 1 Bathroom

Offers In Region Of £235,000

- Modern two-bedroom terraced house
- Popular Pennsylvania location
- Spacious living room
- Fitted Kitchen
- Two well-proportioned bedrooms
- Updated Bathroom
- Front and rear gardens



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DESCRIPTION A recently refurbished modern two-bedroom terraced house in the popular Pennsylvania area with stunning views over open countryside, a short walk to Exeter university campus. The accommodation comprising of an entrance hall, kitchen, spacious lounge, two bedrooms and a bathroom. Benefits include front and rear gardens and one allocated parking space close to the property. No onward chain.

ENTRANCE HALL Accessed via part frosted UPVC double glazed front door, archway through to the kitchen, door to the lounge, stairs to the first floor landing, telephone point.

KITCHEN 9' 2" x 5' 9" (2.818m x 1.768m) Front aspect UPVC double glazed window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, roll edged work surfaces, part tiled walls, integrated oven and hob with an extractor fan above plumbing for washing machine and space for further appliances.

LOUNGE 14' 8" x 12' 0" (4.478m x 3.661m) Rear aspect UPVC double glazed window with a view over the rear garden, under stairs storage cupboard, television point, telephone point, coved ceiling, radiator and UPVC part glazed door leading to the rear garden.

FIRST FLOOR LANDING doors to bedroom one, bedroom two, bathroom and access to the loft void above, a large storage cupboard with hanging space and shelving.

BEDROOM ONE 12' 0" x 8' 5" (3.670m x 2.582m) Rear aspect UPVC double glazed window with a view of the rear garden and the countryside beyond. Radiator.

BEDROOM TWO 8' 4" x 8' 4" (2.558m x 2.547m) Front aspect UPVC double glazed window, storage cupboard with wall mounted boiler, coved ceiling and a radiator.

BATHROOM Three-piece white suite benefiting from a panel enclosed bath with a mixer tap and essentials shower above, low-level WC, wash hand basin with tiled splash back, extractor fan and a radiator.

REAR GARDEN Private enclosed rear garden by a range of panel fencing with a sitting area further lawned area.

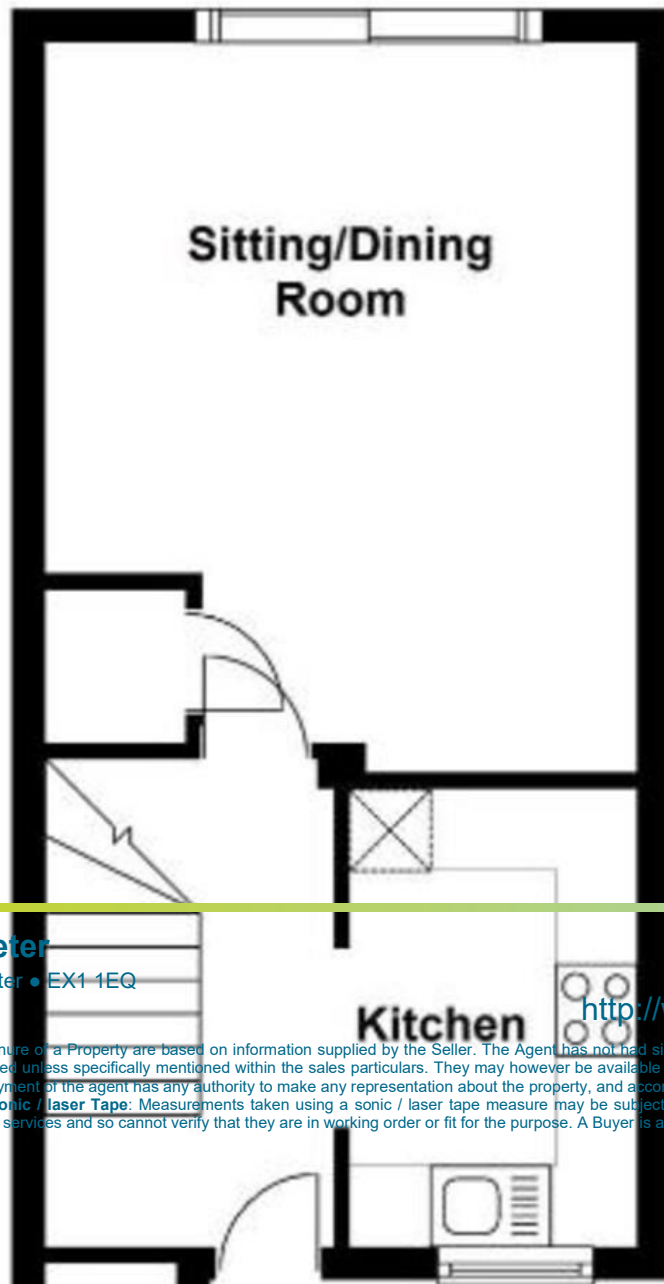
FRONT GARDEN Front garden mainly lawn with pedestrian access to the front door and a meter cupboard.

PARKING Situated in close to the property is an allocated space within walking distance.

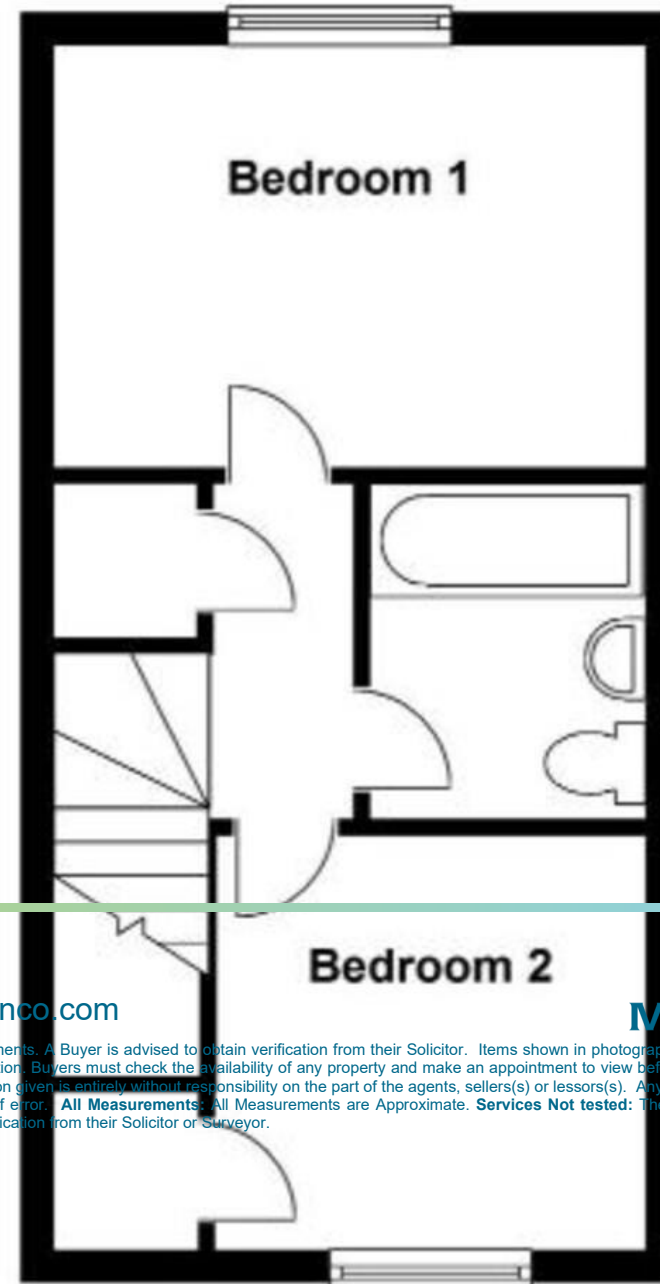




Ground Floor



First Floor



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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