



East of 
ESTATE AGENTS

East & West of 

California Close
Pennsylvania, Exeter £750,000

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Tucked away within a highly desirable cul-de-sac in the sought-after Pennsylvania area of Exeter, this substantial four-bedroom detached residence offers an exceptional blend of privacy, space, and far-reaching views across the city and towards the estuary. Set within beautifully established grounds, the property enjoys a secluded position surrounded by mature trees, shrubs, and landscaped gardens, creating a peaceful retreat while remaining conveniently close to the University, the city centre, and open countryside.

Sought After Location | Detached | Four Bedrooms | Elevated Position with City and Estuary Views | Private Wrap Around Garden | Dining Room and Study | Fitted Kitchen and Separate Utility | Ensuite and Family Bathroom | Double Garage and Ample Parking | No Onward Chain

DESCRIPTION

The welcoming entrance leads into a spacious hallway with parquet flooring and excellent built-in storage, setting the tone for the well-proportioned accommodation throughout. At the heart of the home is an impressive, extended living room stretching over 30 feet in length. This bright and airy space benefits from triple aspect windows, allowing natural light to flood in while framing delightful garden views and glimpses of the city and estuary beyond. French doors open directly onto a private patio, making it ideal for both everyday living and entertaining. A feature fireplace provides a cosy focal point.

A separate dining room offers a more formal space for entertaining, with direct views over the garden and the added benefit of an installed lift providing accessibility to the first floor. The kitchen is fitted with a range of units and work surfaces, with space for a range-style cooker and integrated appliances, and connects conveniently to a generous utility room. To the rear, a distinctive L-shaped conservatory-style extension wraps around the property, creating a versatile space currently used as a utility and greenhouse area. This bright addition provides further access to the garden and enhances the connection between indoor and outdoor living. Additional



ground floor accommodation includes a spacious study-ideal for home working-and a cloakroom/WC.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom is a standout feature, having been significantly extended to create a superb, light-filled space. From here, elevated views stretch across the city skyline towards the estuary. The room also benefits from a private en-suite shower room. The remaining three bedrooms are all well-sized, with bedroom two enjoying particularly attractive dual aspect views. A family bathroom serves these rooms, fitted with a bath and shower over.

The gardens are a true highlight of the property, wrapping around the house and offering a variety of spaces to enjoy throughout the day. Thoughtfully planted with mature trees, shrubs, and hedging, they provide a high degree of privacy and a wonderful sense of seclusion. Multiple patio areas create ideal spots for outdoor dining and relaxation. A unique feature within the grounds is a Swiss-style chalet, offering exciting potential as a studio, garden retreat, or hobby space (subject to any necessary consents).

The property is approached via a private driveway providing ample parking for several vehicles. In addition, there is a detached double garage with power, lighting, and remote-controlled door, offering excellent storage or workshop potential.

LOCATION

Pennsylvania is a well-regarded residential area situated to the north-east of Exeter city centre, known for its attractive mix of period properties, modern homes, and leafy surroundings. The area is particularly popular with families, professionals, and academics due to its proximity to the University of Exeter and well-regarded local schools.

Residents benefit from a range of nearby amenities, including local shops, cafés, and regular public transport links, while Exeter city centre is within easy reach, offering an extensive selection of shopping, dining, and leisure facilities. The area also provides convenient access to beautiful green spaces such as Stoke Woods and scenic countryside walks, creating an ideal balance between city living and outdoor lifestyle.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Centre

Parking: Parking plus Double

Garage

Garden: Lovely Gardens

Electricity: Mains

Heating: Mains Gas, Two Boilers

Water supply: Mains

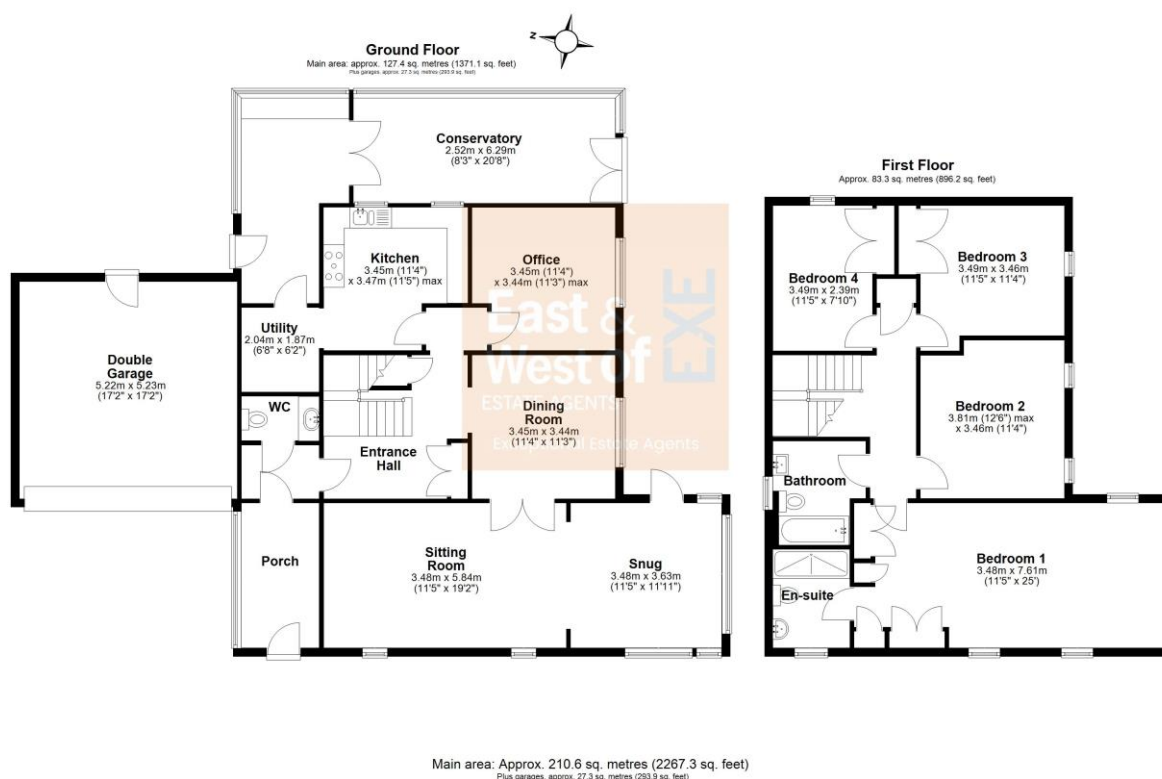
Sewerage: Mains

Broadband: Fibre To Cabinet

Available with up to 76 mbps

download and 115 mbps upload

Mobile Signal: Several networks currently showing as available at the property including EE and Three.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

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