

## 29 Plassey Close, Pennsylvania, Exeter, EX4 5HE



A well-presented three-bedroom terraced home arranged over three floors, situated in the popular Pennsylvania development in Exeter. Offering spacious and versatile accommodation throughout, this modern property is ideal for families, first-time buyers, or investors. This attractive home benefits from a welcoming entrance hall leading into a bright and sociable open plan kitchen/lounge, creating the perfect space for both everyday living and entertaining. The kitchen area offers ample storage and worktop space, while the lounge provides a comfortable setting with views over the rear garden. Arranged over three floors, the property offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms. In addition, a practical utility room provides valuable extra storage and laundry space. To the rear is an enclosed, level garden, ideal for children, pets, or outdoor dining during the warmer months. The property also benefits from one off-road parking space.

**Offers in the Region of £275,000    Freehold    DCX02391**

# 29 Plassey Close, Pennsylvania, Exeter, EX4 5HE

## THE ACCOMMODATION COMPRISES:

### Entrance Hallway

Accessed via a part frosted uPVC front door, doors to the bathroom, utility room, bedroom one, storage cupboard. Stairs down to the open plan kitchen and lounge, stairs to the first floor landing, coved ceiling and a radiator.

### Bedroom One 9' 7" x 8' 3" (2.928m x 2.515m)

Rear aspect uPVC double glazed window with a view over the rear garden, built in double wardrobe with hanging space and shelving, door to the en-suite shower room and a radiator.



### En-suite

Three piece modern suite benefiting from a walk in shower cubicle, low level WC, wash hand basin, part tiled walls, tiled flooring, spotlights, extractor fan and a radiator.



### Utility room 5' 9" x 4' 5" (1.740m x 1.348m)

Shelving and storage cupboards.

### Family Bathroom

Front aspect double glazed window, panel enclosed bath, low level WC, wash hand basin, part tiled walls, spotlighting and radiator.



### First Floor Landing

Doors to bedroom two, bedroom three and the cupboard housing the hot water tank, wall mounted boiler. Access to the loft void above and a radiator.

### Bedroom Two 12' 2" x 8' 10" (3.697m x 2.699m)

Rear aspect velux window, into eaves storage and a radiator.



### Bedroom Three 7' 5" x 5' 11" (2.253m x 1.810m)

Front aspect uPVC double glazed window, storage cupboard and radiator.



### Kitchen/Lounge 17' 7" x 12' 0" (5.349m x 3.662m)

Rear aspect uPVC double glazed doors leading to the rear garden, modern fitted kitchen benefiting from a range of eye and base level units, sink and a half with a mixer tap, integrated oven and hob with an extractor fan above, integrated fridge and freezer, seating area, large storage cupboards, spotlighting. Radiator.



### Rear Garden

Private and enclosed rear garden with a large decked area, wooden shed, gated rear access.



### Parking

Allocated space is situated close to the property.



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. 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.co.uk

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# Energy performance certificate (EPC)

29, Plassey Close EXETER EX4 5HE	Energy rating	Valid until:	20 December 2026
	<b>C</b>	Certificate number:	 2998-6906-6202-8226-9904

Property type: Mid-terrace house

Total floor area: 70 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 C. It has the potential to be B.

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

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