



Pennsylvania Road
Exeter
EX4 6BX

Price Guide:
£215,000

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In brief...

- A SUPERB ONE BEDROOM APARTMENT
 - FULL OF SPLENDID PERIOD FEATURES
 - EXTREMELY SPACIOUS WELL PRESENTED ACCOMMODATION
 - HUGE SITTING ROOM AND LARGE BEDROOM
 - A LOVELY FULLY FITTED BATHROOM
 - DELIGHTFUL KITCHEN/DINING ROOM
 - GAS CENTRALLY HEATED
 - LEASEHOLD - 150 YEARS FROM 2001
 - REF: DWE07595 - COUNCIL TAX BAND = B
 - EPC - N/A
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In more detail....

A splendid ground and lower ground floor apartment in a fabulous Grade II listed building in this very desirable road in Pennsylvania. Providing extremely spacious accommodation with many original period features including high ceilings with decorative moulded cornicing, original period fireplaces and large bay windows. The accommodation is arranged over 2 floors with hallway and sitting room on the ground floor and bedroom, bathroom and kitchen/dining room on the lower floor. This property has its own private entrance and garden to the side and a parking space alongside. Located less than 1 mile from the city centre and the Streatham campus. Attractively presented and only by viewing will the quality be fully appreciated.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Entrance Hall:

Sitting Room:

17' 1" x 15' 11" (5.21m x 4.85m)

Lower ground floor hallway:

Kitchen/Dining Room:

22' 1" x 8' 1" (6.73m x 2.46m)

Bedroom 1:

16' 0" x 16' 0" (max)(4.88m x 4.88m)

Bathroom:

Outside:

Allocated Parking:
Garden & patio

Leasehold Information:

150 year lease from
01/01/2001 (128 years to run)
Service charge: £185pcm
(£2220pa) the leaseholders
jointly own the freehold

The location...

The property is situated in Pennsylvania which is one of the most favoured areas of Exeter, providing easy access to the city and the nearby University campus which is only a short walk away, as is the Devon and Exeter Squash Club and Exeter Cricket Club. There is a useful Co-operative food store on Pennsylvania Road and a selection of cafes at the University. Exeter provides a number of excellent private and state schools at all levels and an expanding college.

The city boasts a wide range of sports and leisure facilities and a selection of theatres, cinemas, museum, Cathedral, football, rugby and leisure centres. St Davids railway station is nearby, with fast trains to London Paddington taking approx. 2 hours and 15 minutes. The property also has excellent access to fast roads including the M5, A30 and A38. Exeter International Airport lies to the east of the city.

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More details from...

20 Queen Street
Exeter
EX4 3SN

01392 259395

property@whittonandlaing.com
www.whittonandlaing.com

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