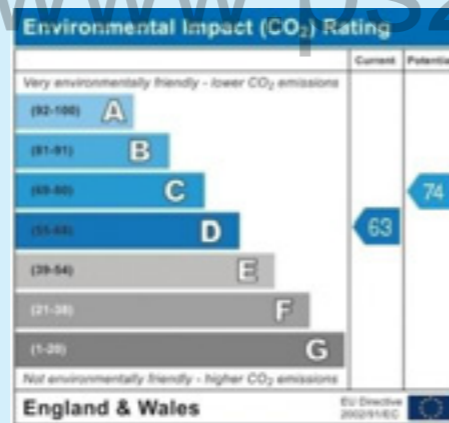
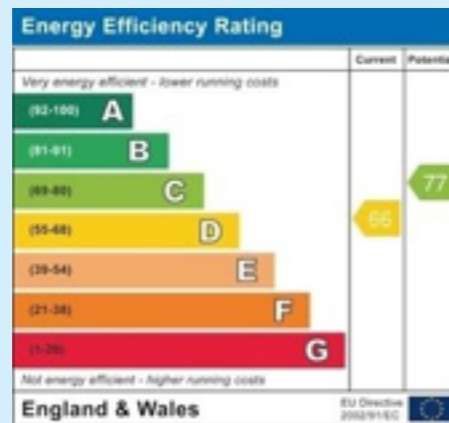
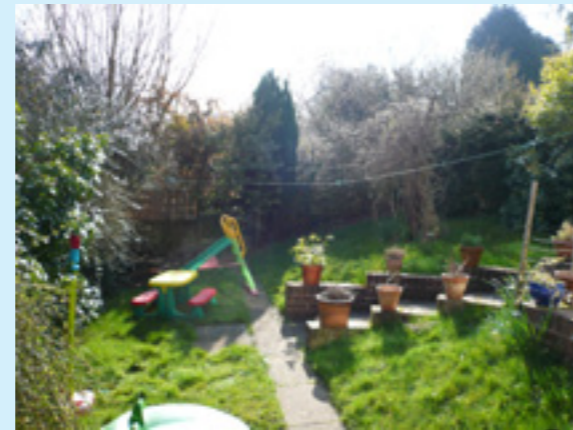


### Front garden

The front garden is laid to lawn with plants and shrubs. The driveway has parking for two vehicles and the single garage has power and lighting, an up and over door and a courtesy door to the rear.



These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



www.ps2property.co.uk

£189,950

39 Widecombe Way, Pennsylvania, Exeter, EX4 5BZ

3 Bedrooms. Spacious Lounge Diner. Front and Rear Gardens. Double Glazing and Gas Central Heating. Garage and Driveway. Popular Location

### 3 Bed Pennsylvania

This 3 bedroom semi-detached family home is set in a peaceful cul-de-sac in the sought after Pennsylvania area. The property is situated within close proximity of local shops, walks, schools and other amenities and also benefits from good access and bus routes to Exeter City Centre. In brief the internal accommodation comprises a fitted kitchen, spacious lounge diner, conservatory, downstairs cloakroom, 3 bedrooms and a family bathroom. To the exterior, there is a single garage, driveway for two vehicles and front and rear gardens. Well-maintained with double glazing and gas central heating throughout, internal viewing is recommended.

#### The Accommodation Comprises:

##### Entrance

A uPVC double glazed front door provides access to the hallway with doors leading off to the kitchen, downstairs cloakroom and lounge diner. There are stairs leading up to the first floor and a gas central heating radiator.

##### Kitchen

7' 11" x 9' 1" (2.415m x 2.79m)

The fitted kitchen has matching base and wall units, a sink and space for a fridge, washing machine and dishwasher. There is also space for a cooker with an integrated extractor fan over. A double glazed uPVC window is to the front aspect. There is a glass serving hatch through to the lounge diner and a wall mounted boiler.

##### Downstairs Cloakroom

The cloakroom comprises a WC and corner wash hand basin. An obscure double glazed uPVC window is to the front aspect.

##### Lounge Diner

17' 11" x 14' 11" max (5.476m x 4.56m)

A spacious lounge diner with large double glazed uPVC window to the rear aspect and double glazed uPVC door leading to the conservatory. A door gives access to a large under stair storage cupboard and there are two gas central heating radiators. There is space for a dining table and chairs.



##### Conservatory

14' 1" x 5' 8" (4.3m x 1.75m)

A double glazed uPVC conservatory with French doors providing access to the rear garden.

##### Stairs and Landing

Stairs with wooden handrail and banister lead up to the landing. Doors provide access to the three bedrooms and the family bathroom; the loft can be accessed via a ceiling hatch.

##### Bedroom 1

12' 3" plus wardrobes x 8' 8" (3.76m x 2.66m)

A double bedroom with full width fitted wardrobes, two with mirror panels, gas central heating radiator and double glazed uPVC window to the front.



##### Bedroom 2

11' 9" x 8' 6" (3.59m x 2.61m)

Double bedroom with gas central heating radiator and double glazed uPVC window to the rear aspect.

##### Bedroom 3

9' 1" x 5' 11" (2.78m x 1.82m)

Single bedroom with gas central heating radiator and double glazed uPVC window to the front aspect.



##### Bathroom

6' 0" x 7' 9" max (1.83m x 2.38m)

A family bathroom with white suite comprising bath with Mira shower over and glass shower screen, WC and wash hand basin. The bathroom has been partly tiled and includes a heated towel rail and obscure double glazed uPVC window to the rear aspect. A door provides access to the airing cupboard housing the hot water tank.



##### Rear Garden

The fully enclosed private rear garden is mainly laid to lawn with a range of plants and shrubs.