

Rollestone Crescent, EXETER

End of terrace family home situated in the very popular area of Pennsylvania within close proximity to Exeter city centre and a short distance away from local shops, bus routes and the walks and scenery of the Stoke Valley parks. In brief the accommodation comprises three bedrooms, a lounge diner, kitchen and bathroom with separate WC. This property also benefits from a converted studio room which although currently in use as an office, could be used as a further reception room. To the outside there is a front garden with off-road parking and a terraced garden is to the rear. Although in need of some internal modernisation, this property benefits from both uPVC double glazing and gas central heating. Internal viewing is recommended in order to fully appreciate all this house has to offer.

Entrance and Hallway

A wooden front door with obscure glass panels leads into the downstairs hallway of the property. There are doors to the bathroom, separate WC, master bedroom and under stair storage cupboard. There is also a gas central heating radiator, coat hanging area and a smoke alarm.

Bathroom

7' 3" x 5' 7" including airing cupboard (2.216m x 1.716m) Bathroom with pedestal wash hand basin and bath with electric shower over. A door accesses the airing cupboard containing shelving and the hot water tank and an obscure uPVC double glazed window is to the front aspect.

Downstairs Cloakroom

With low-level WC, wall mounted wash hand basin and uPVC double glazed obscure window to the rear aspect.

Master Bedroom

17' 0" x 8' 10" plus wardrobes (5.207m x 2.712m) The master bedroom benefits from double fitted wardrobes with concertina doors and double fitted cupboards with shelving and sliding doors. There is a uPVC double glazed window to the front aspect, two gas central heating radiators and a smoke alarm.

Stairs and Landing

Stairs with wooden hand rail lead to a half landing with telephone point and uPVC double glazed window to the rear aspect. Stairs lead to the first floor landing with doors to the kitchen, lounge diner and two bedrooms. There is a uPVC double glazed door to the rear garden, gas central heating radiator, smoke alarm and access to the loft.

Kitchen

8' 9" x 7' 6" (2.694m x 2.291m) Fitted kitchen with matching base and wall units with roll edge work tops and tiled splash backs, inset stainless steel sink with drainer and mixer tap and space and plumbing for a washing machine, dishwasher and fridge freezer. There is a wall mounted boiler and a uPVC double glazed window is to the front aspect.

Bedroom 2

10' 6" x 8' 10" including fitted wardrobes (3.207m x 2.710m) With double fitted wardrobe with clothes rail and shelving, a uPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom 3

8' 2" x 6' 3" (2.512m x 1.918m) Single bedroom benefiting from fitted wardrobes with head height cupboards over, a uPVC double glazed window to the rear aspect and a gas central heating radiator.

Lounge Diner

16' 8" x 10' 6" (5.101m x 3.211m) Dual aspect lounge diner with uPVC double glazed windows to the front and rear and plenty of space for a dining table and chairs. There is a gas fire, two gas central heating radiators, a smoke alarm and a TV point.

Study/Office

17' 6" x 8' 2" plus large store cupboard (5.358m x 2.496m) Currently in use as an office, this room has the potential of being converted into a fourth bedroom or further reception room. The spacious room has shelving to the walls, a gas central heating radiator and a telephone point. There is a uPVC double glazed door and window to the front aspect.

Front

To the front of the property is a small area of lawn with borders containing plants and shrubs. There is a driveway providing off-road parking and steps leading up the side of the property providing access to the rear garden.

Rear Garden

To the rear of the property is a terraced garden benefiting from a variety of different plants, shrubs, flowers and trees. There is also a paved patio area with space for a table and chairs, an outside tap and storage shed. Steps to the side of the property lead to the front garden.





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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
	4	73	81
England & Wales		England & Wales	

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£189,950

60 Rolleston Crescent, Pennsylvania, EXETER EX4 5EF

3 Bedrooms. Lounge Diner, Kitchen and Studio/Office. D/G and GCH. Front and Rear Terraced Garden. Off-Road Parking. Popular Location.

