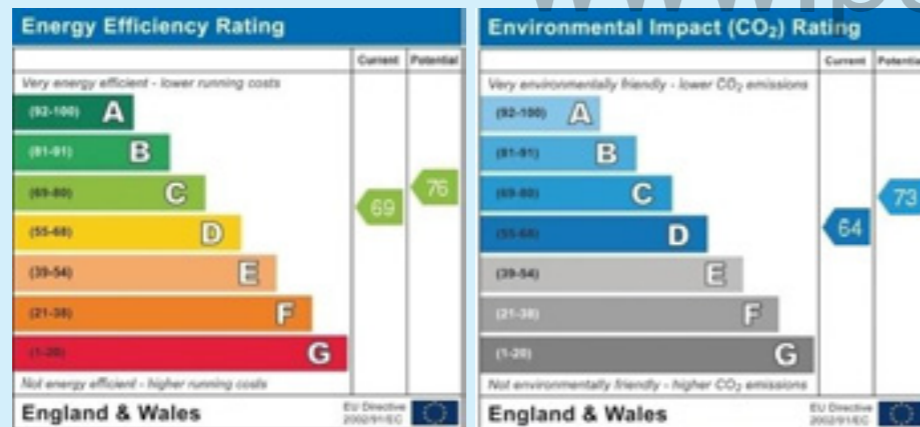




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**£189,950**

1 Canberra Close, Pennsylvania, Exeter, EX4 5BS

3 Bedrooms. Kitchen Diner. Lounge. GCH and D/G

Throughout. Garden. Garage and Driveway.

### 3 Bed, Pennsylvania

Situated in the sought after Pennsylvania area of Exeter, this well presented 3 bedroom semi-detached family home has been tastefully decorated throughout. With light and airy accommodation over two floors, this property enjoys views of the surrounding countryside. In brief this property comprises a living room, kitchen/diner, bathroom and 3 bedrooms. Outside, there is a garden with patio area and a private walkway leading to a single garage. The neighbouring park and wooded areas make this property ideal for families. The viewing of this property is highly recommended.

#### The Accommodation Comprises:

##### Hallway

Steps lead to a uPVC double glazed front door, opening up into the hallway where doors lead to the kitchen/diner and living room. A radiator completes this space.

##### Living Room

12' 1" x 14' 9" (3.7m x 4.5m increasing to 4.7m)  
This dual aspect room features wooden flooring, gas fire place, textured and coved ceiling and a radiator. The uPVC double glazed windows are to the front and side aspects. A door leads to the kitchen/diner.

##### Kitchen/Diner

14' 5" x 8' 10" (4.39m x 2.69m)  
A fitted kitchen comprising matching base and wall units with roll edge work tops and tiled splash backs, stainless steel sink and drainer with mixer tap, space for a gas cooker with fitted extractor hood over and plumbing and space for a washing machine. The room also features wooden flooring and there is a radiator. A uPVC double glazed window is to front aspect, and sliding doors to the side open into the conservatory.

##### Conservatory

12' 5" x 7' 6" (3.78m x 2.29m)  
A glass built conservatory with sliding doors giving access to the garden.



#### Stairs to landing, doors to:

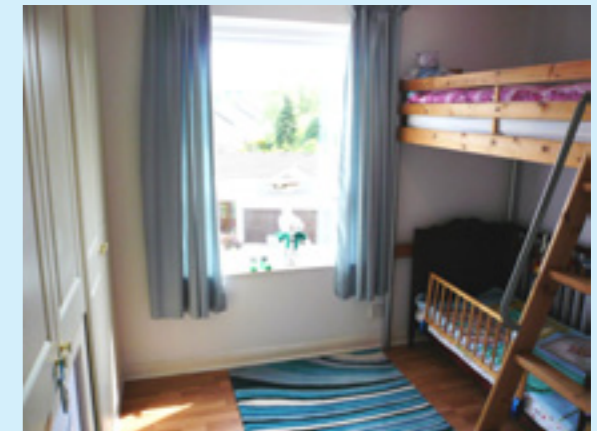
##### Bedroom 1

12' 1" x 8' 2" (3.68m x 2.49m)  
Double bedroom with newly fitted built-in wardrobes, over the bed units and side cabinets. There is a laminate floor and radiator. The uPVC double glazed window is to the front aspect.



##### Bedroom 2

8' 10" x 8' 2" (2.7m x 2.5m)  
With built-in wardrobes, laminate flooring, coved and textured ceiling and radiator. A uPVC double glazed window is to the front aspect.



##### Bedroom 3

9' 2" x 6' 2" (2.8m x 1.9m)  
Benefiting from new built-in wardrobes and head height units, laminate flooring, radiator and a uPVC double glazed window to the side aspect.



##### Outside

To the front and side of the property are raised borders with plants, rockeries, and stone chips. A side gate gives access to the rear garden with hedging, patio and lawn areas as well as a private walk way leading to the garage.