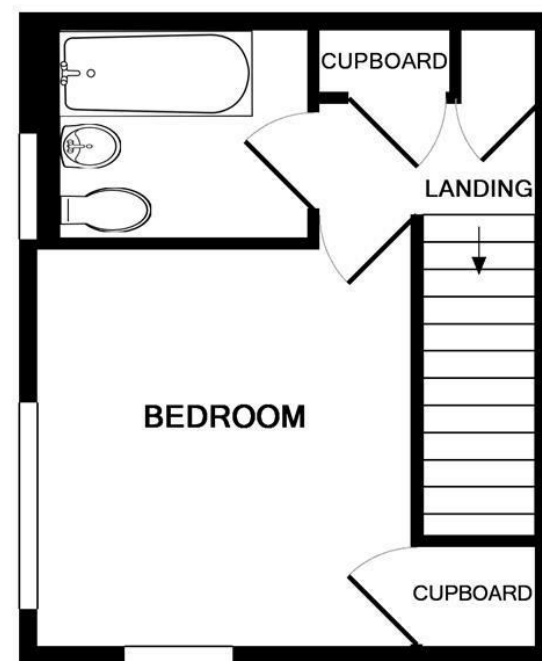


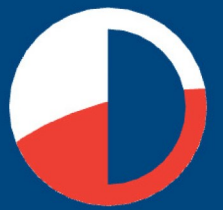
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£700 PCM



4 Perth Close Pennsylvania, Exeter, EX4 5BB

A very well presented one bedroom house tucked away in a quiet corner of the popular residential area of Pennsylvania. The accommodation also offers a living room, kitchen and bathroom and benefits from gas central heating and PVCu double glazing. There is a private garden laid to lawn with various shrubs, there is also one allocated parking space. Sorry no pets, smokers or benefits. Available from the beginning of January 2020.

4 Perth Close Pennsylvania, Exeter, EX4 5BB

£700 PCM

Accommodation Comprising:

Steps rising to part obscured PVCu double glazed door into:

Living Room

4.25 max x 3.44 (13'11" max x 11'3")
Stairs rising to first floor landing, PVCu double glazed oriel window to side aspect, gas central heating radiator, door to:



Kitchen

4.24 x 1.78 (13'10" x 5'10")
The kitchen is fitted with a range of wooden fronted base cupboards, drawers and eye level units, worksurface area with tiled surrounds, stainless steel single bowl sink unit, freestanding cooker and hob, space for fridge/freezer, washing machine, door to under stairs storage cupboard.



Landing

Hatch to loft space, two storage cupboards, one housing gas boiler supplying domestic hot water and central heating, doors to:

Bedroom

3.5 x 3.2 (11'5" x 10'5")
PVCu double glazed windows to front and side aspect, gas central heating radiator, door to storage cupboard.



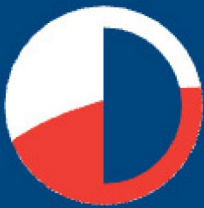
Bathroom

White suite comprising panelled bath with shower attachment, curtain and rail, close coupled WC, pedestal hand wash basin, extensive tiling to walls, gas central heating radiator, PVCu obscured double glazed window to side aspect.



Outside

The rear garden is mainly laid to lawn with some shrubs.



DORMANS
RESIDENTIAL LETTINGS

Area - Pennsylvania

Pennsylvania is an established residential area on the Northern side of Exeter approximately 2 miles from the city centre. The area is backed by Stoke Woods which provide country walks and road access through to the Exe Valley villages. there are local schools and a supermarket nearby. A regular bus services runs to the High Street.

Council Tax Band

B

Directions

From Stoke Hill turn onto Collins Rd, take the second right onto Stoke Valley Rd, then take the first right onto Queensland Dr. Perth Close is the second turning on the left and the property can be found at the end of the road.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		90
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D	64	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.