



£425,000

81 Rosebarn Lane, Pennsylvania , Exeter, Devon, EX4 5DG





Superbly extended detached and well-presented bungalow with neat gardens, excellent parking, and a garage.

- **Spacious triple-aspect living/dining room with vaulted ceiling.**
- **Bi-fold doors opening onto a large south-facing slate patio.**
- **Modern fitted kitchen with integrated appliances.**
- **Three bedrooms, including principal bedroom with en-suite.**
- **Separate wet room with walk-in shower.**
- **Gas central heating and double glazing.**
- **Private enclosed south-facing garden.**
- **Driveway parking for several vehicles and detached garage.**
- **No onward chain**

SITUATION: Located on the sought-after Rosebarn Lane in the upper part of Pennsylvania, one of Exeter's most desirable residential areas, the property enjoys a convenient position approximately 1.5 miles from the city centre. The area is particularly well placed for access to the University of Exeter and offers an excellent range of local amenities, including nearby convenience shopping, extensive retail facilities, restaurants, cafés and cultural attractions within the city centre. Exeter provides a wide choice of highly regarded state and independent schools, together with excellent sporting and leisure facilities. The nearby university grounds offer a range of recreational amenities, while theatres, cinemas and other leisure pursuits are easily accessible. The property also benefits from excellent transport links, with regular rail services from Exeter St Davids Railway Station and Exeter Central Railway Station, convenient access to the M5 motorway, and Exeter Airport approximately five miles away.

DESCRIPTION: The bungalow is set well back from the road and has benefitted from a substantial contemporary extension so that it now provides spacious and bright living accommodation well suited to retirement living and which benefits from gas fired central heating and double glazing. A covered porch with a courtesy light opens to a hallway with wooden flooring and excellent built-in storage including an airing cupboard. There is a loft hatch with a ladder.

The kitchen is attractively fitted with a comprehensive range of modern units incorporating worktops with splashbacks, gas hob with extractor, integrated oven and microwave, dishwasher, and space for a washing machine. A velux double-glazed window throws plenty of light into the room, which also benefits from wooden flooring and spotlights. An attractive door with bevelled glass panes leads into the stunning triple-aspect living and dining room with a vaulted ceiling and bi-fold doors and level access to a large slate patio. There are 3 well-proportioned bedrooms. The master bedroom has a pleasant view of the garden and a generous en-suite bathroom with a shower over the bath. There is also a separate wet room with a large shower area with a glazed screen.

OUTSIDE: A path between rockery-style borders and a small lawn. The private tarmac drive provides parking and turning space for several vehicles. The garage (5m x 3m) has a roller shutter door, power, lighting, a tap, a door to the rear garden, and houses the central heating boiler.

There is access along both sides of the bungalow to the relatively level and enclosed south facing rear garden. Neat lawns with fruit trees trained along the fence and established shrubs. A large slate patio adjoins the main living room.

WHAT3WORDS: ///each.teach.risks

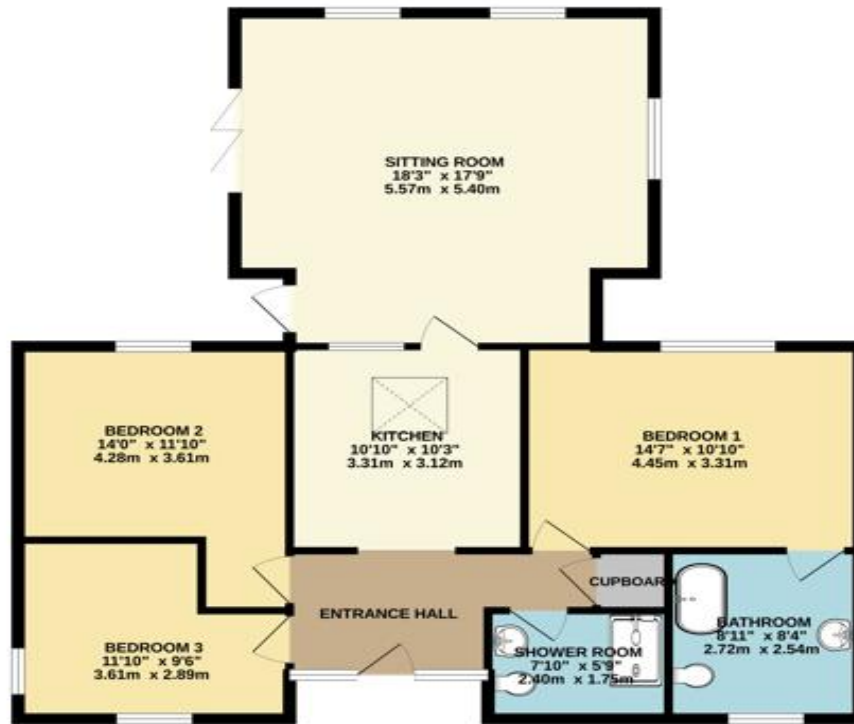
DIRECTIONS: From Exeter city centre proceed northwards via Old Tiverton Road and take the second left off the roundabout into Stoke Hill. Turn immediately left (a fork in the road) and proceed onto Rosebarn Lane. You will find the property at the top of the road on the left hand side.

TENURE: Freehold

COUNCIL TAX BAND: E - £3049.88

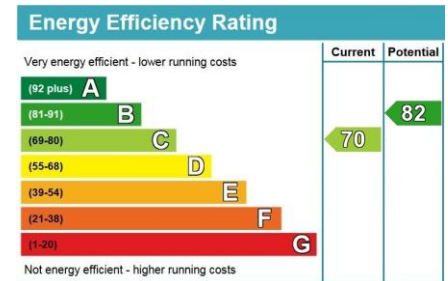


GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

