



**46 Higher Kings Avenue, Pennsylvania, Exeter, EX4 6JP**  
£435,000 Freehold

  
**MARTIN&CO**

## Higher Kings Avenue, Pennsylvania

3 Bedrooms, 1 Bathroom

£435,000

- Good Condition
- Close to the University and City Centre
- Three Double Bedrooms
- South Facing Garden
- Modern Kitchen
- Family Home

**DESCRIPTION** A well presented three-bedroom semi-detached home offering stylish and spacious accommodation in a highly convenient Pennsylvania location. The property features a modern kitchen/breakfast room, a dining room and lounge, both with French doors opening onto the garden, creating a bright and welcoming living space and a downstairs cloakroom. The study is situated to the rear of the garage creating an ideal home office. Upstairs are three double bedrooms and a contemporary bathroom with separate bath, shower. Outside, there is driveway parking and attractive front and rear gardens. Ideally located within walking distance of the University, city centre, and main transport links.



**ENTRANCE HALL** Accessed via a UPVC frosted front door, doors to the lounge, kitchen breakfast room, cloakroom, understairs storage cupboard, turning staircase to the first floor landing, solid wood flooring, radiator.

**CLOAKROOM** Side aspect frosted UPVC double glazed window, low-level WC, wash hand basin, tiled flooring, extractor fan and radiator

**LOUNGE** 13' 3" x 10' 7" (4.041m x 3.236m) Rear aspect UPVC double glazed French doors leading to the patio and rear garden, television point, radiator and doors opening to the dining room.

**DINING ROOM** 14' 0" x 9' 7" (4.277m x 2.926m) Side aspect uPVC double glazed window, solid flooring, sliding doors opening to the lounge, access to the kitchen breakfast room and uPVC double glazed French doors leads to the patio and a radiator.

**KITCHEN/BREAKFAST ROOM** 11' 10" x 10' 3" (3.631m x 3.141m) Front aspect uPVC double glazed window with view over the front garden, modern fitted range of eye and base level units, sink and a half with a mixer tap and single drainer, integrated double oven and hob with an extractor fan above, integrated microwave, integrated fridge and freezer, plumbing for a washing machine, integrated dishwasher, television point, under floor heating, side aspect uPVC double glazed door.

**FIRST FLOOR LANDING** Front aspect uPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, bathroom, airing cupboard with a wall mounted boiler and shelving, storage cupboard and access to the loft void above.

**BEDROOM ONE** 11' 0" x 10' 7" (3.373m x 3.235m) Rear aspect UPVC double glazed window with a view on the rear garden, floor to ceiling wardrobes with hanging space and shelving, radiator.

**BEDROOM TWO** 9' 7" x 8' 10" (2.930m x 2.697m) Rear aspect uPVC double glazed window the view over the rear garden, radiator

**BEDROOM THREE** 11' 11" x 7' 3" (3.636m x 2.210m) Front aspect uPVC double glazed window, radiator

**BATHROOM** Twin aspect frosted double glazed window, modern four piece white suite benefiting from panel enclosed bath with a mixer tap, low level WC, wash hand basin with storage below, walk-in shower cubicle, part side walls, spotlighting, under floor heating and heated towel rail.

**STUDY** 8' 10" x 7' 5" (2.704m x 2.263m) Rear aspect uPVC double glazed window, spotlighting.



GARDENS Private enclosed south facing rear garden, large patio area with steps down to a further lawn with shrub borders and mature trees, uPVC double glazed door leading to the office. Wooden gate providing access to the side of the property with off-road parking. Front garden is mainly a lawn with borders and pedestrian access to the front door.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>	71 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





