



£300,000 Offers Over

Falkland Close, Pennsylvania, Exeter

End of Terrace | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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Step Inside

Key Features

- End Terrace Home
- Three Bedrooms
- Three-storey
- Lounge / Dining Room
- Family Bathroom
- Off Road Parking for 2 Vehicles
- Low Maintenance Garden

Property Description

* EXTENDED END-TERRACE * THREE STOREY * THREE BEDROOMS * SPACIOUS LOUNGE/DINING ROOM * FAMILY BATHROOM * LOW MAINTENANCE GARDEN * PARKING FOR TWO CARS* GREAT LOCATION FOR LOCAL SCHOOL AND UNIVERSITY

Main Particulars

Nestled in the heart of Exeter, this beautifully extended three-bedroom end-terrace home offers spacious and versatile living across three floors. Thoughtfully designed with both style and comfort in mind, this home boasts a large lounge/dining area featuring an original gas point, perfect for creating a cosy, inviting atmosphere. The dining spaces in both the lounge and kitchen have been created from a rear extension, enhancing the home's layout and providing extra room for family gatherings or entertaining. French doors open from the lounge onto a private, low-maintenance garden-an ideal space for relaxing or entertaining in complete seclusion.

The modern kitchen/dining area, situated on the lower ground floor alongside the lounge/diner, has direct access to the garden, adding to the home's ease and functionality. Convenient side access with steps leading down to the garden allows for effortless movement to and from the property's outdoor spaces, whether you're hosting guests or enjoying a peaceful evening outside.

Practicality meets charm throughout the home. On the ground floor, the well-proportioned second bedroom and family bathroom offer ample space for everyday comfort. On the first floor, the primary bedroom and third bedroom are bright and welcoming, with the third bedroom featuring a charming bay window that provides a cosy nook for reading or enjoying natural light.

At the front of the property, there's dedicated parking for two vehicles, adding further convenience. This home combines character, thoughtful design, and a family-friendly layout, all perfectly situated in a sought-after Exeter neighbourhood, making it a unique find that's ready to welcome you in.

Additionally, the property is ideally located not far from Stoke Hill School and the University, making it an excellent choice for families and professionals alike.

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Kitchen/Diner w: 2.41m x l: 4.84m (w: 7' 11" x l: 15' 11")

Lounge w: 3.88m x l: 5.04m (w: 12' 9" x l: 16' 6")

Dining Room w: 2.11m x l: 2.75m (w: 6' 11" x l: 9')

Bedroom 1

w: 3.56m x l: 3.53m (w: 11' 8" x l: 11' 7")

Bedroom 2 w: 2.33m x l: 5.03m (w: 7' 8" x l: 16' 6")

Bedroom 3 w: 2.03m x l: 2.74m (w: 6' 8" x l: 9')

Bathroom w: 2.29m x l: 1.93m (w: 7' 6" x l: 6' 4")





Lower Ground Floor
Floor area 33.8 m² (364 sq.ft.)



Ground Floor
Floor area 28.4 m² (306 sq.ft.)



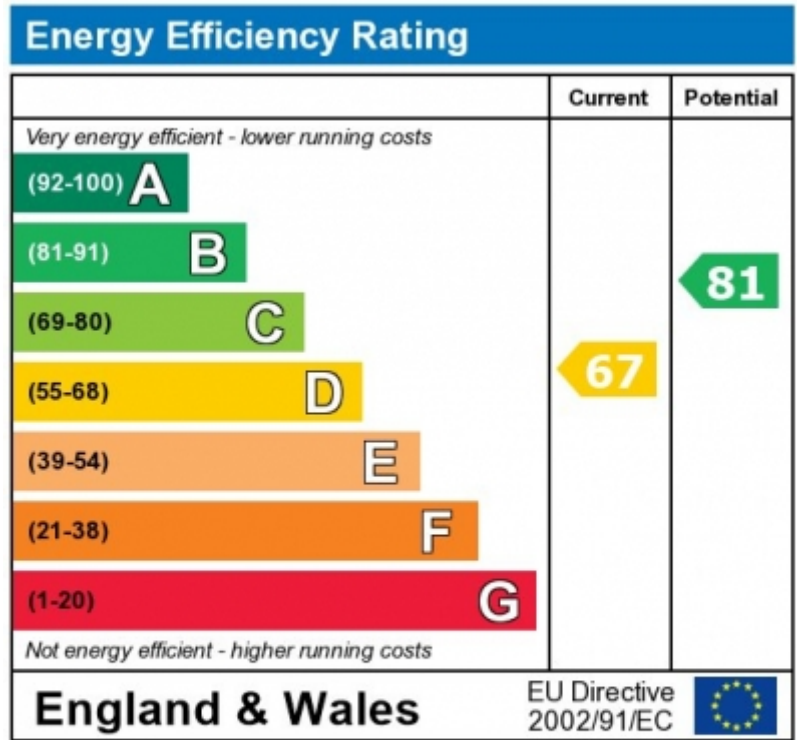
First Floor
Floor area 28.4 m² (306 sq.ft.)

TOTAL: 90.6 m² (975 sq.ft.)

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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