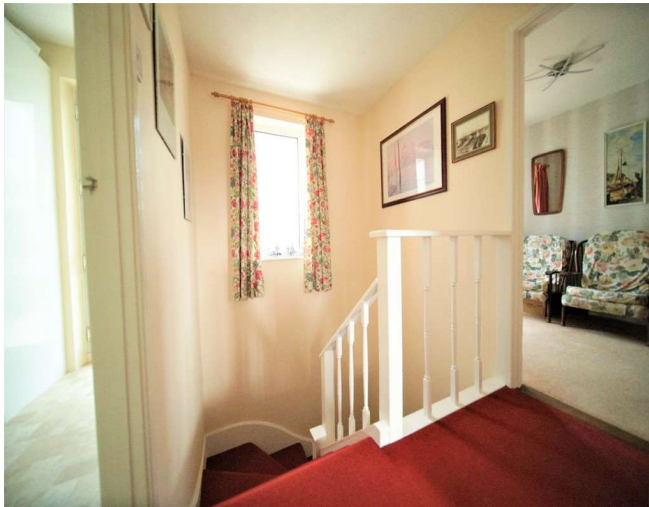




14 Elliott Close, Pennsylvania, Exeter, Devon, EX4 5ED



14 Elliott Close

Pennsylvania, Exeter, Devon

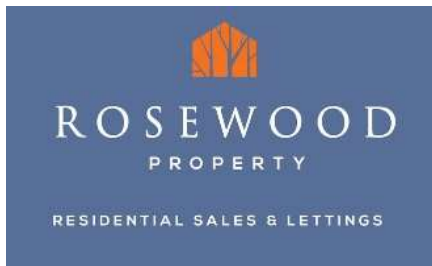
Generous Garden | Solar Photovoltaic Panels

Three Bedrooms | Detached

17ft Living Room | Sitting Room/ Bedroom Four

Conservatory | 18ft Garage

Driveway Parking | Cul-de-sac Position



6 Northernhay Place, Exeter, Devon, EX4 3QJ

**Email: info@Rosewood-Property.co.uk
Telephone: 01392 247700**

www.rosewood-property.co.uk





Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band D - £2,065

Price: £420,000

Type of Property: Detached House

EPC Rating: Energy Efficiency Rating D

Services: Mains Gas, Mains Electricity, Mains Water

Viewing - Viewing is strictly by prior appointment with Rosewood Property.

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

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14 Elliott Close, Pennsylvania, Exeter, Devon, EX4 5ED

Situated in a favourable head of cul-de-sac position within the highly desirable location of Pennsylvania and set conveniently for the City centre of Exeter this Three bedroom detached home with pleasant views and a large garden has generous ample space for the growing family.

Elliott Close is approached via a driveway and front garden which leads up to the side aspect front door, there are lawned gardens positioned on either side with well populated flower beds, shrubs and mature trees, a pathway leads up to a timber gate which gains access to the rear garden.

Upon entering the entrance hall a door leads into the hallway with door/s leading to bedroom one, bedroom three, the bathroom, WC and the airing cupboard, stairs then rise to the first floor landing. At the first floor landing your eyes are immediately drawn to the bright, modern fitted kitchen/breakfast room with a breakfast bar and a comprehensive range of cupboards plus utensil space, a door then leads onto the conservatory where your drawn back by the magnificent views of the garden from all sides, a sliding patio door leads out onto the patio of the garden.

The landing also gives access to the capacious living room where alluring views can be found through the front aspect windows, bedroom two has a comprehensive range of fitted wardrobes and cupboards, last but not least is the cosy rear aspect sitting room/bedroom four offering pleasant views of the large garden with access onto the patio through the French doors.

The rear garden is awash with mature hedges giving privacy, well populated trees, shrubs, flower borders and a mature lawn. There are two patio's giving an opportunity for alfresco dining. To the front is ample driveway parking in front of the 18ft long garage.

Elliott Close is positioned conveniently for a plethora of nature close by with the likes of Duryard Valley Park, Stoke Woods and Drakes Meadow nearby, the City centre of Exeter is a short distance away being within 2.5 miles and the University of Exeter's main Streatham campus is approximately 2 miles away. A local convenience store is a short walk away on the corner of Sylvania drive. The City centre, Cathedral Yard, John Lewis and Princesshay shopping centre with a bustling atmosphere and many shops / restaurants are also close at hand. There is a wide

choice of local schools both from the independent and state sectors including Exeter School, Maynard's and the Cathedral School. Blundell's School in Tiverton offers a daily bus service from Exeter.

The M5 motorway network, provides links to London, the Midlands and to the east of the City is Exeter International Airport. Exeter has two railway stations, with Exeter St David's offering regular services to Paddington (2 hours 7 minutes), and Exeter Central to Waterloo (3 hours 17 minutes).

From our City centre offices within Northernhay Place proceed left onto Bailey Street, at the traffic lights immediately ahead continue straight across onto Longbrook Street. Continue straight across the mini roundabout onto Pennsylvania Road, at the next set of traffic lights continue straight across the junction heading up Pennsylvania Road and at the brow of the hill filter right onto Rosebarn lane. Upon entering Rosebarn lane take the first left onto Collins Road, continue down the road passing Stoke Valley Road on the left and then turn right onto Elliott Close, bear right into the close and the property will be found straight in front of you to the left.

NB Please take note that the Solar Panels were installed in 2017 and are owned outright by the owner. A feed in tariff payment is received every three months which is relative to the amount of energy generated and the current unit rate, which is index linked.

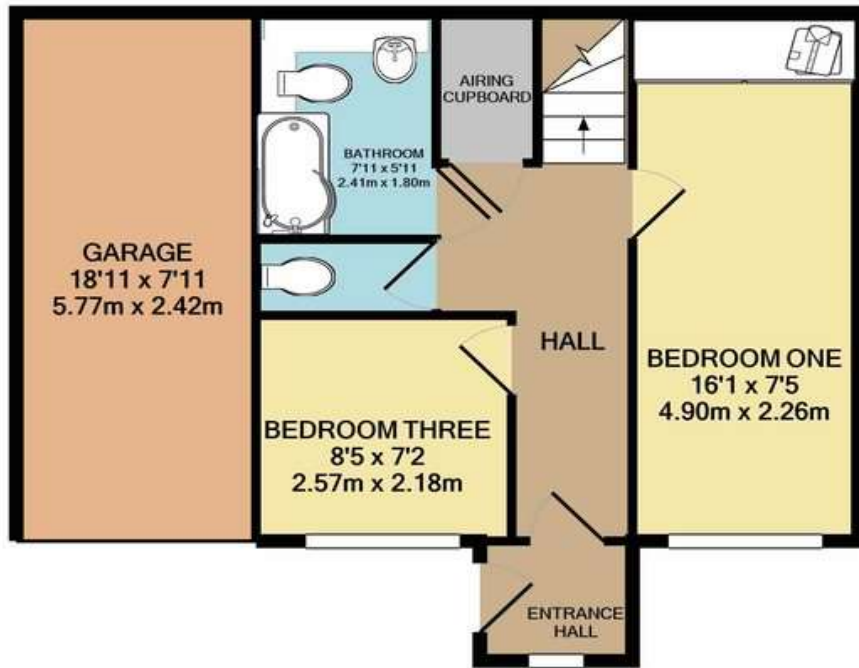
The annual output for the last 4 years was 2647, 2678, 2858 and 2545 (2021) respectively giving a mean average of 2682kW per annum.



Contact Brett Hampton for Valuations and Sales

Telephone: 01392 247700 Website: www.rosewood-property.co.uk

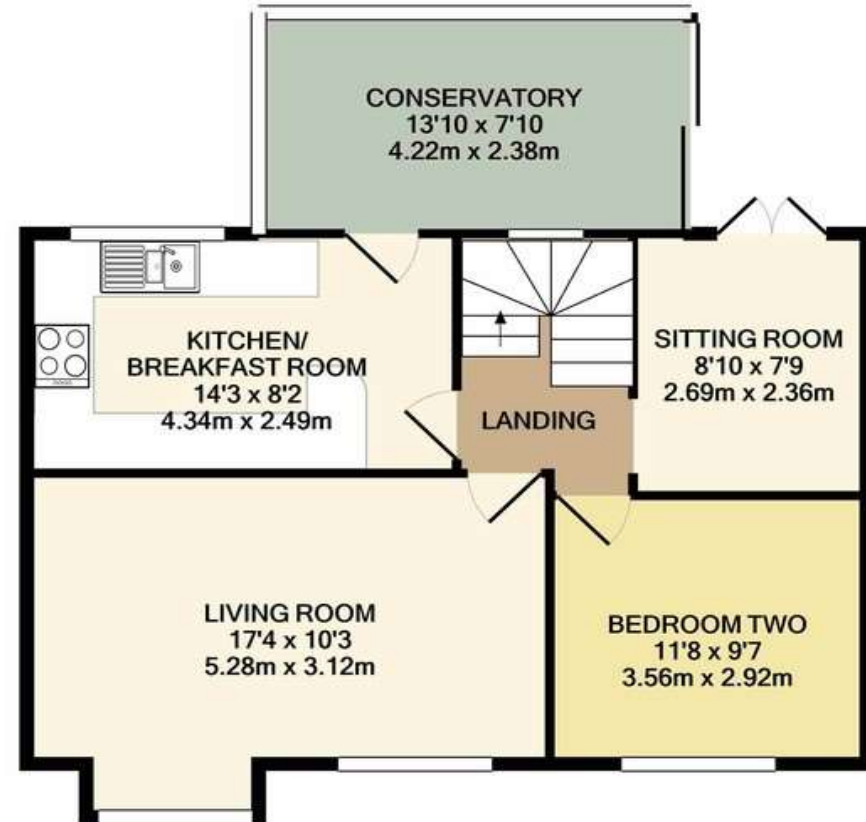




GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1186 SQ.FT. (110.1 SQ.M.)

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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1ST FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)

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

Contact Brett Hampton
www.rosewood-property.co.uk
01392 247700

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onTheMarket.com rightmove



ROSEWOOD
PROPERTY



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