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**LINKS**  
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**Guide Price £389,950**  
**65 Stoke Valley Road, Pennsylvania, Exeter, EX4 5HG**



- Recently Rennovated Detached Bungalow • Sought After Residential Location - Close To City Centre & University • Gas C/Heated & uPVC Double Glazed (Installed 2024) • Stylish Open Plan Living / Dining / Kitchen • 3 Double Bedrooms • Modern Bathroom • Ample Off Road Parking & Single Garage • Sunny Aspect Rear Garden. NO ONWARD CHAIN



Steps lead down to a:

### Open Storm Porch

Courtesy lighting. Composite front entrance door with an inset satin obscure glazed window leading to:

### Entrance Hall

A welcoming space that has attractive herringbone flooring. Access to an insulated loft space that is part boarded and that houses a gas fired combination boiler. Radiator. Inset ceiling lights. Smoke alarm. High level electric trip switch fuse box. Airing cupboard with shelving and a hanging rail. Useful utility cupboard that has space and plumbing for a washing machine and a tumble dryer stacked above. Attractive internal doors leading to all bedrooms and the bathroom and a glazed door leading to:

### Living / Dining / Kitchen Room 24'3" (7.39m) x 11'4" (3.45m)

A light and spacious room that has a window to rear with open aspect views and a fully glazed door (from the kitchen area) to the rear that leads out to the a fantastic timber decked balcony that enjoys a sunny southerly aspect and that has steps leading down to the rear garden. Attractive herringbone flooring. Focal point of an attractive limestone fireplace surround with a coal effect, living flame, gas fire. 2 x Upright radiators. Good range of recently installed floor standing and wall mounted cupboard and drawer storage units with an attractive composite work surfaces above and splash back above. Built in 4 ring electric induction hob and a suspended WiFi controlled extractor above with lighting. Built in eye level electric oven and microwave. Inset single bowl sink with a mixer tap above. Integrated dishwasher, fridge and freezer. Under unit lighting.



### Bedroom 1 11'4" (3.45m) x 10'7" (3.23m)

Window to rear with open aspect views. Radiator. Built in wardrobes to one wall.

### Bedroom 2 11'9" (3.58m) x 9'10" (3m)

Window to front. Radiator.

### Bedroom 3 10'6" (3.2m) x 9'10" (3m)

Window to front. Radiator. L shaped room.

### Bathroom

Satin obscure glazed window to front. Recently installed white suite that comprises of a panelled bath that has attractive tiled splash backs to ceiling height, thermostatically controlled rainfall shower head above and separate shower attachment and a splash screen. Hidden cistern low level WC. Large wash hand basin with storage drawers below. Heated towel rail. Vinyl flooring. Inset ceiling lights. Extractor fan.



### Externally

### Front Of Property

To the front of the property is a mature area of garden that provides year round colour and interest as well as a natural privacy screen from the road. Steps lead down to the front of the property and to both sides are well stocked shrub beds. Paved patio laid adjacent to the front of the property. Outside meter boxes. The property is accessed via a good sized driveway (shared) that provides ample off road parking. The garden areas close to the driveway also belong to the property. The driveway leads to:

### Single Garage

Electric roller door to front. Power and light connected.





### Rear Garden

The rear of the property is a fully enclosed and mature rear garden that is arranged over a couple of tiers, enjoys a high degree of privacy and also a sunny southerly aspect. Laid immediately adjacent to the rear of property is a raised decked balcony that provides the ideal space for outdoor dining and sitting during fine. Steps then lead down to the garden. The first part of the garden is laid to a level lawn with mature shrubs and trees. Further steps then lead down to the remainder of the of garden, providing access to an additional area of lawn, a greenhouse, shrub beds and trees. Front pedestrian access via both sides of the property via a timber garden gates. To one side of the property is an insulated timber shed (currently used as a man cave) that has power and light connected, alongside a small electric heater. Timber fenced boundaries. Outside water tap. Outside lighting.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band D. The property is on a water meter.

### Mortgage Assistance

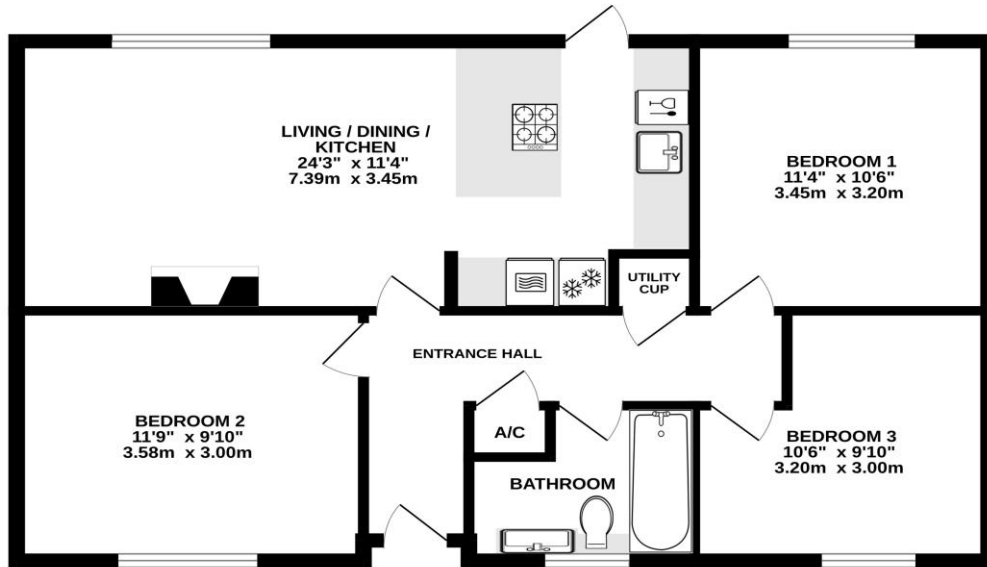
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



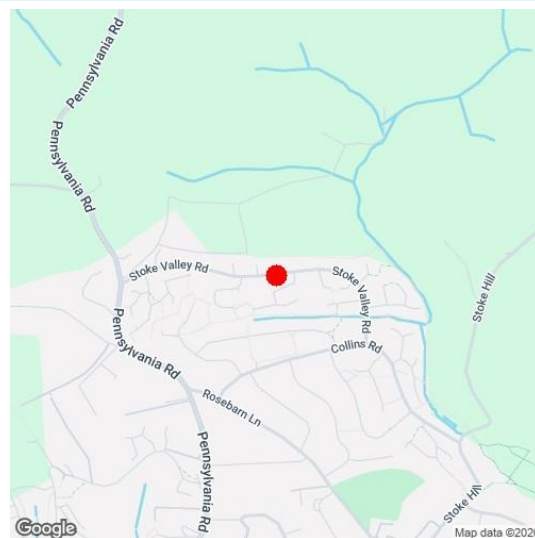
65 STOKE VALLEY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Directions**

From Exeter City Centre, head along New North Road, turning right at the traffic lights into Longbrook Street. Head straight over the mini roundabout and continue into Pennsylvania Road. Pass through the traffic lights (straight ahead) continuing along Pennsylvania Road almost to the top of the hill, before

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
(92-100) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.