



TO LET

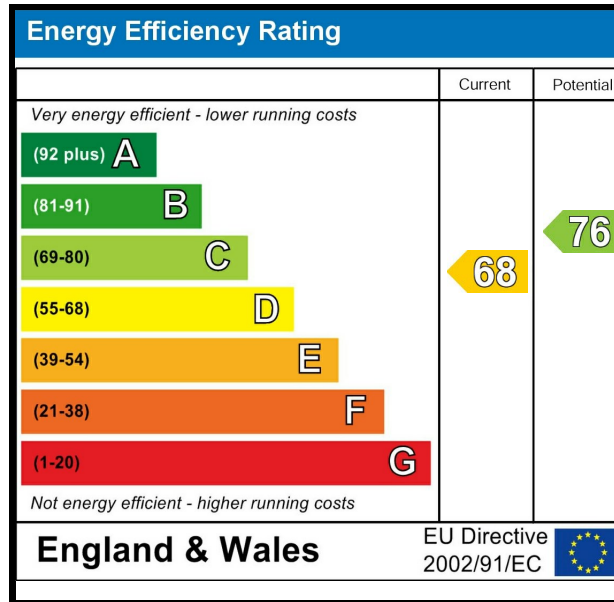
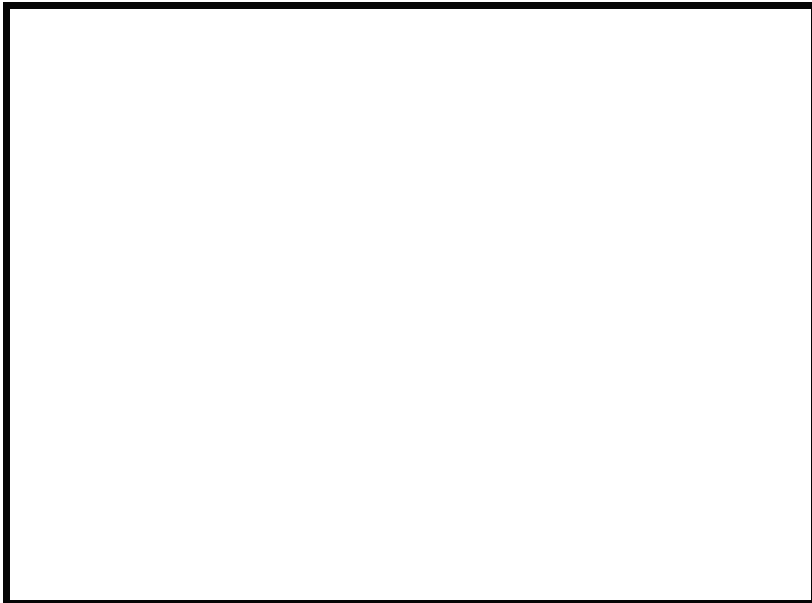


226 Kingsgate Pennsylvania Road, Exeter, EX4 6DH

£135,000



- NO ONWARD CHAIN
- Private Entrance Hall
- Well Appointed Kitchen with Integrated Appliances
- Electric Heating & uPVC Double Glazing
- Residents'/Visitors Parking (first come, first served)
- Superb South-Westerly Views
- Lounge/Diner (dual aspect windows)
- 2 Double Bedrooms & Spacious Shower Room
- Emergency Pull Cords, Resident Manager
- Communal Grounds & Excellent Communal Facilities



## THE PROPERTY

MOTIVATED SELLER - PRICED TO SELL. This impressive second-floor property with newly extended lease occupies a superior corner position in the south block looking out over a pretty park and commands superb far reaching views across Exeter to distant hillside.

It features 2 double bedrooms, dual aspect living room, spacious shower room and sizeable kitchen. The kitchen has been well fitted with modern units and integrated appliances including built-in electric cooker, hob, microwave, fridge, freezer and washing machine.

Kingsgate is a sought after retirement development within walking distance of the city centre and just one hundred yards from a regular bus service. An on site 'live-in' Development Manager is available Mon - Fri, 9am - 5pm. Perfect for those seeking secure independent living and early viewings are highly recommended!

N.B. Please note that as a couple, only one needs to be aged 60 or above.

## SITUATION

## Directions

