



## Sylvan Road, Exeter, EX4 6EW

£220,000

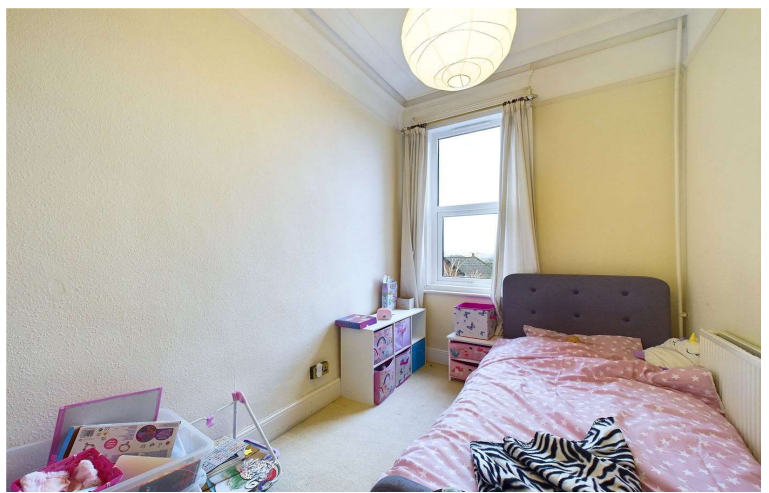
A well-presented two-bedroom first floor apartment situated in a sought-after residential area close to Exeter city centre.

**Winkworth**

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### The Property:

A well-presented two-bedroom first floor apartment situated in a sought-after residential area close to Exeter city centre. This spacious home benefits from a bright sitting room, a generous main bedroom with a bay window, a modern kitchen, and a well-proportioned bathroom. Ideal for first-time buyers or investors.

The accommodation begins with a communal door, stairs up to the front door. Entrance hall that leads into a spacious and welcoming sitting room, offering ample space for both living and dining furniture. This room enjoys plenty of natural light and creates a comfortable and inviting space to relax.

The kitchen is located towards the rear of the property and is fitted with a range of modern units, providing excellent storage and workspace. There is space for appliances.

The main bedroom is an impressive size, featuring a lovely bay window that enhances the sense of space and allows for plenty of natural light. This room can easily accommodate a large bed along with additional bedroom furniture. The second bedroom is a well-proportioned room, ideal as a guest bedroom, study, or dressing room.

The bathroom is fitted with a contemporary suite, including a bath with an overhead shower, a wash basin, and a WC.

### The Area

12B Sylvan Road is located in the highly sought-after Pennsylvania area of Exeter. This popular residential location is known for its leafy surroundings and excellent access to both the city centre and the University of Exeter. The area is well-served by local amenities, including shops, cafes, and schools, while also offering easy access to public transport links.

For those who enjoy the outdoors, Pennsylvania benefits from proximity to beautiful green spaces such as Mincinglake Valley Park and Stoke Woods, providing excellent opportunities for walking and cycling. Exeter city centre, with its wide range of shopping, dining, and cultural attractions, is within easy reach, making this an ideal location for professionals, students, and families alike.

### Viewing Arrangements:

The property is currently rented out and all appointments are strictly with the agent

Please call on 01392 271177



## Material Information

### Part B – Utilities and Services

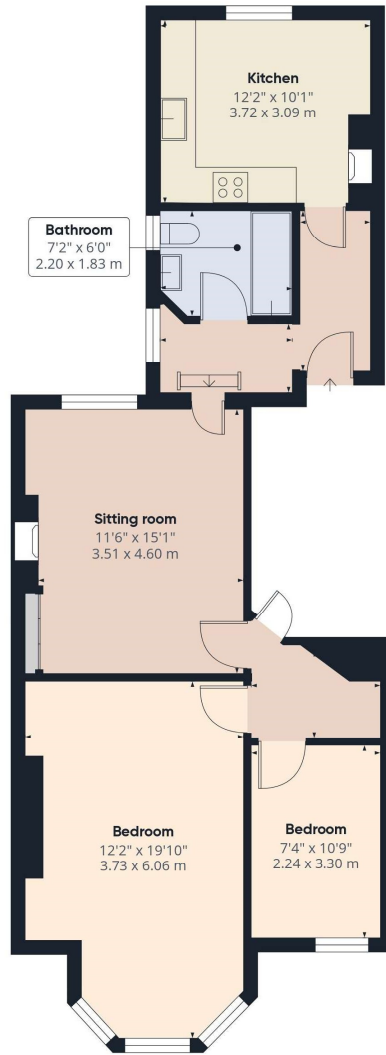
- Electricity supply: Mains
- Water supply: Mains
- Sewerage: Mains
- Heating: Gas central heating
- Broadband: Fibre broadband available in the area
- Mobile signal & coverage: Good coverage for major networks

### Part C – Physical and Environmental Factors

- Flood risk: No known flood risk
- Accessibility: Ground floor access with steps at

### PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	99	99
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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