



**19 PLASSEY CLOSE
PENNSYLVANIA
EXETER
EX4 5HE**



£280,000 FREEHOLD



A beautifully presented modern end link house occupying a delightful pedestrianised position providing good access to local amenities, university and Exeter city centre. Two bedrooms. First floor modern bathroom. Reception hall. Kitchen. Light and spacious lounge/dining room with wood burning stove. Gas central heating. uPVC double glazing. Pleasant outlook over neighbouring green. Enclosed level rear garden with rear access to private garage and parking. Desirable residential location. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Storage cupboard. Attractive composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Dado rail. Radiator. Smoke alarm. Cloak hanging space. Door to:

KITCHEN

9'2" (2.79m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Tiled floor. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From reception hall, door to:

LOUNGE/DINING ROOM

14'10" (4.52m) maximum x 12'0" (3.66m). A light and spacious room. Laminate wood effect flooring. Radiator. Telephone point. Television aerial point. Feature wood burning stove. Dado rail. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Dado rail. Linen/airing cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

12'2" (3.71m) x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

12'2" (3.71m) maximum into wardrobe recess reducing to 8'4" (2.54m) x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect again offering pleasant outlook over neighbouring green, parts of Exeter and beyond.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with tiled splashback and fitted electric shower unit over. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath. Low level WC with concealed cistern. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front/side elevation is a good size shaped area of lawn. Shrub beds well stocked with a variety of maturing shrubs, plants and heathers. Dividing pathway and steps lead to front door with courtesy light. To the right side elevation is a side gate with pathway in turn providing access to the rear garden which enjoys a westerly aspect whilst consisting of an attractive paved patio with outside light and power point. Section of garden laid to lawn and raised shrub beds. The rear garden is enclosed to all sides whilst a rear gate provides access to pathway and steps in turn providing access to:

GARAGE

Up and over door providing vehicle access. Power and light. Additional parking directly in front.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road over the mini roundabout and proceed straight head. At the traffic light/crossroad junction again proceed straight ahead up into Pennsylvania Road and continue almost to the top of the hill taking the right hand turning down into Stoke Valley Road continue down taking the 2nd right down into Plassey Close the property in question will be found in a pedestrianised position on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

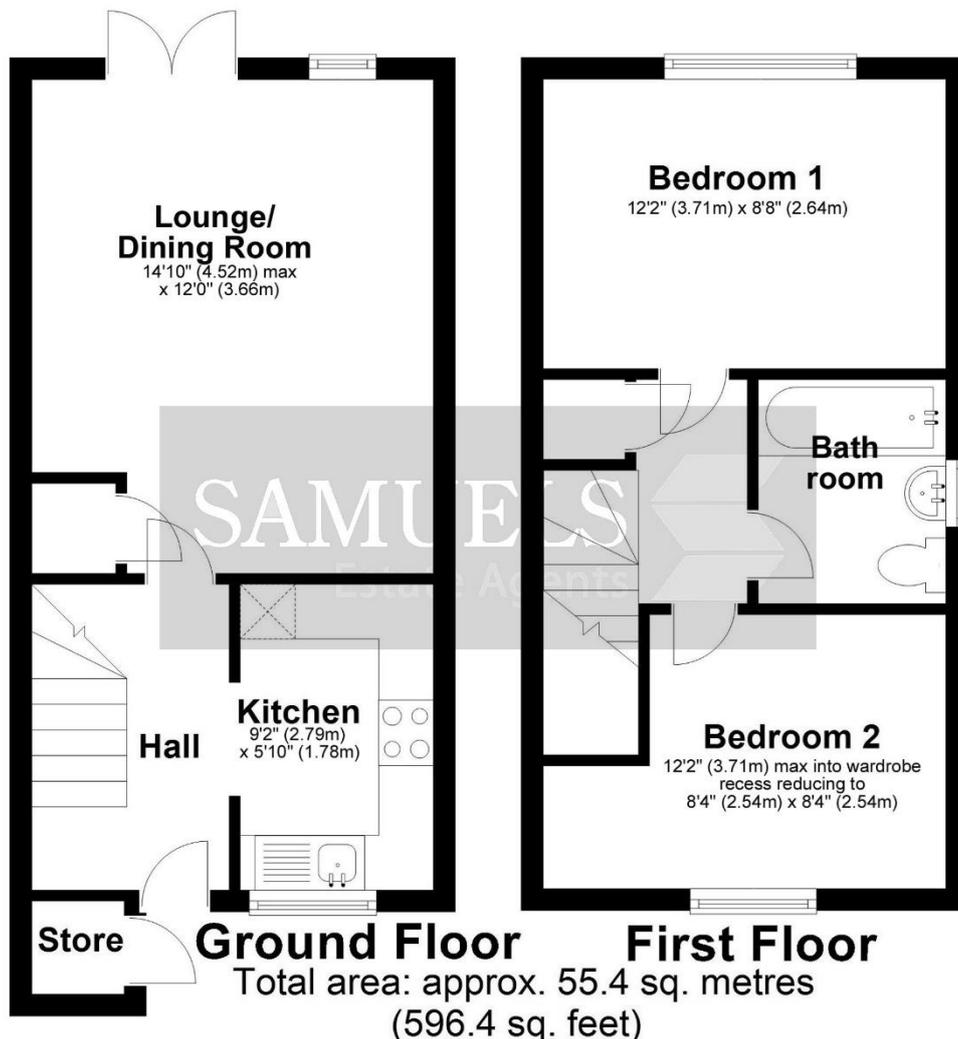
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0226/9148/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		