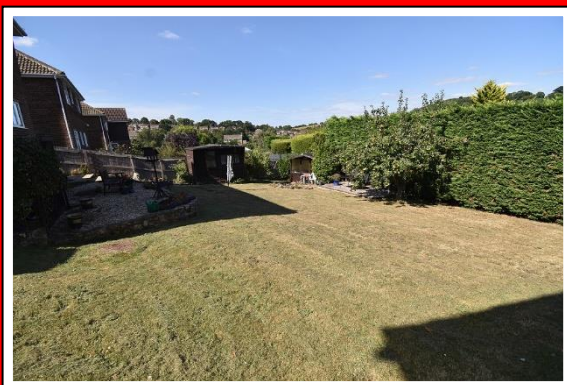




**28 ALDRIN ROAD
PENNSYLVANIA
EXETER
EX4 5DN**



£500,000 FREEHOLD



An opportunity to acquire a spacious detached family home with good size lawned rear garden, fine outlook and views over neighbouring area, parts of Stoke Woods and beyond. Four bedrooms. First floor refitted shower room. Reception hall. Large sitting room. Separate dining room. Ground floor cloakroom. Kitchen. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Garage. Good size well maintained enclosed rear garden. Highly sought after residential location providing good access to local amenities, popular schools, university and Exeter city centre. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed double opening doors lead to:

ENTRANCE VESTIBULE

Laminate wood effect flooring. Obscure glazed internal door leads to:

RECEPTION HALL

Radiator. Laminate wood effect flooring. Stairs rising to first floor. Understair recess. Cloak hanging space. Thermostat control panel. Glass panelled door leads to:

SITTING ROOM

20'0" (6.10m) x 10'4" (3.15m). A light and spacious room. Radiator. Exposed brick fireplace with raised hearth, living flame effect gas fire and wood mantel over. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, glass panelled door leads to:

DINING ROOM

11'6" (3.51m) x 10'6" (3.20m). Radiator. Serving hatch to kitchen. uPVC double glazed window to front aspect.

From reception hall, glass panelled door leads to:

KITCHEN

10'6" (3.20m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Boiler serving central heating and hot water supply. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, views out towards Stoke Woods and beyond. Part obscure uPVC double door provides access to rear garden.

From reception hall, door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

12'10" (3.91m) x 10'6" (3.20m). Radiator. uPVC double glazed window to rear aspect with offering fine outlook over rear garden, neighbouring area, parts of Stoke Woods and countryside beyond.

From first floor landing, door to:

BEDROOM 2

10'8" (3.25m) x 10'6" (3.20m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

9'0" (2.74m) x 8'2" (2.49m). Radiator. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring area, parts of Stoke Woods and countryside beyond.

From first floor landing, door to:

BEDROOM 4

10'6" (3.20m) x 7'0" (2.13m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

A refitted matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a shaped lawned area of garden. Private driveway laid to concrete and decorative stone chippings providing parking for three/four vehicles dependant on size. Part of the driveway provides access to:

GARAGE

16'10" (5.13m) x 8'10" (2.69m). Up and over door. Power and light. Electric fuse box, meter and gas meter. uPVC double glazed door provides access to rear garden.

To the left side elevation of the property is a pathway and gate providing access to the rear garden, which is a particular feature of the property, consisting of a good size lawned area of garden with raised timber decked terrace accessed front the sitting room with steps leading to a section of garden, with inset flower beds, laid to decorative stone chippings for ease of maintenance. Paved patio. Large timber shed. Timber summerhouse. Additional patio. Maturing shrub beds well stocked with a variety of maturing shrubs, plants and trees including apple tree and pear tree. Additional decked terraced situated to the lower end of the garden. There is an additional timber shed situated to the right side elevation of the property. The rear garden is enclosed to all sides by means of timber panelled fencing and maturing hedgerow.

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 E (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and over the mini roundabout and proceed straight ahead up into Pennsylvania Road. At the traffic light crossroad junction again proceed straight ahead, almost the brow of the hill, and turn right down into Rosebarn Lane, 1st left into Collins Road and continue down taking the 2nd right into Aldrin Road. Continue along and the property in question will be found on the left 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.

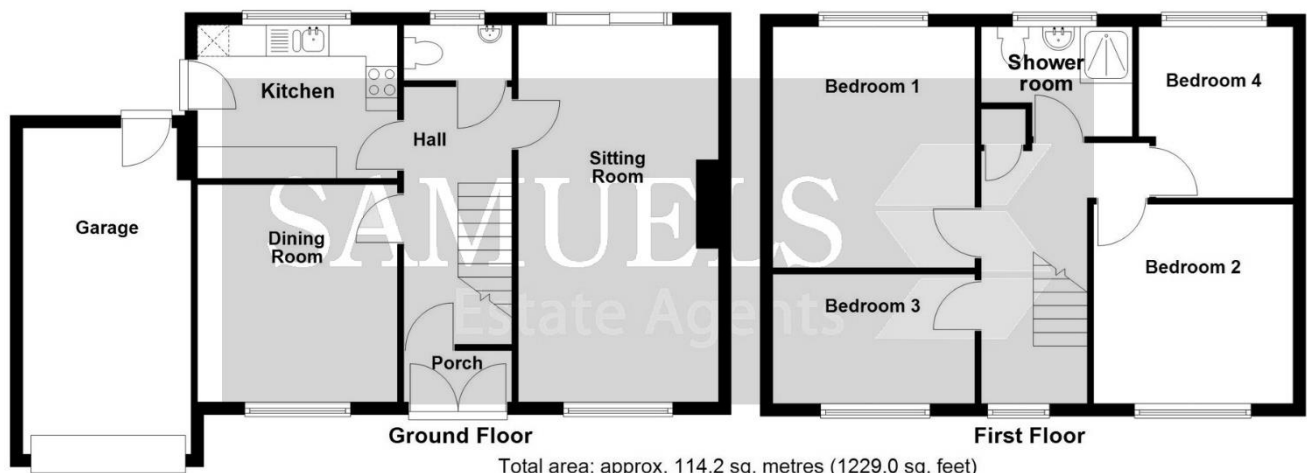
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/5021/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 | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |