



**2 PENNSYLVANIA ROAD  
EXETER  
DEVON  
EX4 6BP**



**OFFERS IN EXCESS OF £500,000 FREEHOLD**



**An opportunity to acquire a fabulous much improved and renovated period house occupying a highly convenient position within walking distance to Exeter city centre and university. Presented in superb decorative order throughout. Four bedrooms. Reception hall. Sitting room. Modern kitchen/dining room. Utility room. First floor modern shower room. Ground floor family room/bedroom four. Luxury modern bathroom. Double glazing. Gas central heating. Enclosed easy to maintain paved rear garden. A stunning home. No chain. Viewing highly recommended.**

**ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

**GROUND FLOOR**

**RECEPTION HALL**

**SITTING ROOM**

16'9" (5.11m) x 13'4" (4.05m)

**KITCHEN/DINING ROOM**

19'6" (5.92m) x 12'9" (3.66m)

**UTILITY ROOM**

5'7" (1.70m) x 4'3" (1.28m)

**BOILER ROOM**

7'4" (2.23m) x 4'6" (1.37m)

**FAMILY ROOM/BEDROOM 4**

16'9" (5.11m) x 13'0" (3.95m)

**BATHROOM**

11'11" (3.64m) x 11'0" (3.35m)

**FIRST FLOOR**

**BEDROOM 1**

16'9" (5.11m) x 13'4" (4.05m)

**BEDROOM 2**

16'9" (5.11m) X 13'0" (3.95m)

**BEDROOM 3**

13'0" (3.95m) x 12'0" (3.66m)

**SHOWER ROOM**

9'10" (3.0m) x 4'3" (1.29m)

**OUTSIDE**

The property benefits from occupying a corner plot site with an enclosed landscaped paved rear garden to provide ease of maintenance. Side gate provides pedestrian access.

**TENURE**

Freehold

**COUNCIL TAX**

Band C

**DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road and the property in question will be found on the right hand side on the corner of Pennsylvania Road and York Road.

**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 on 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 surveyors 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.

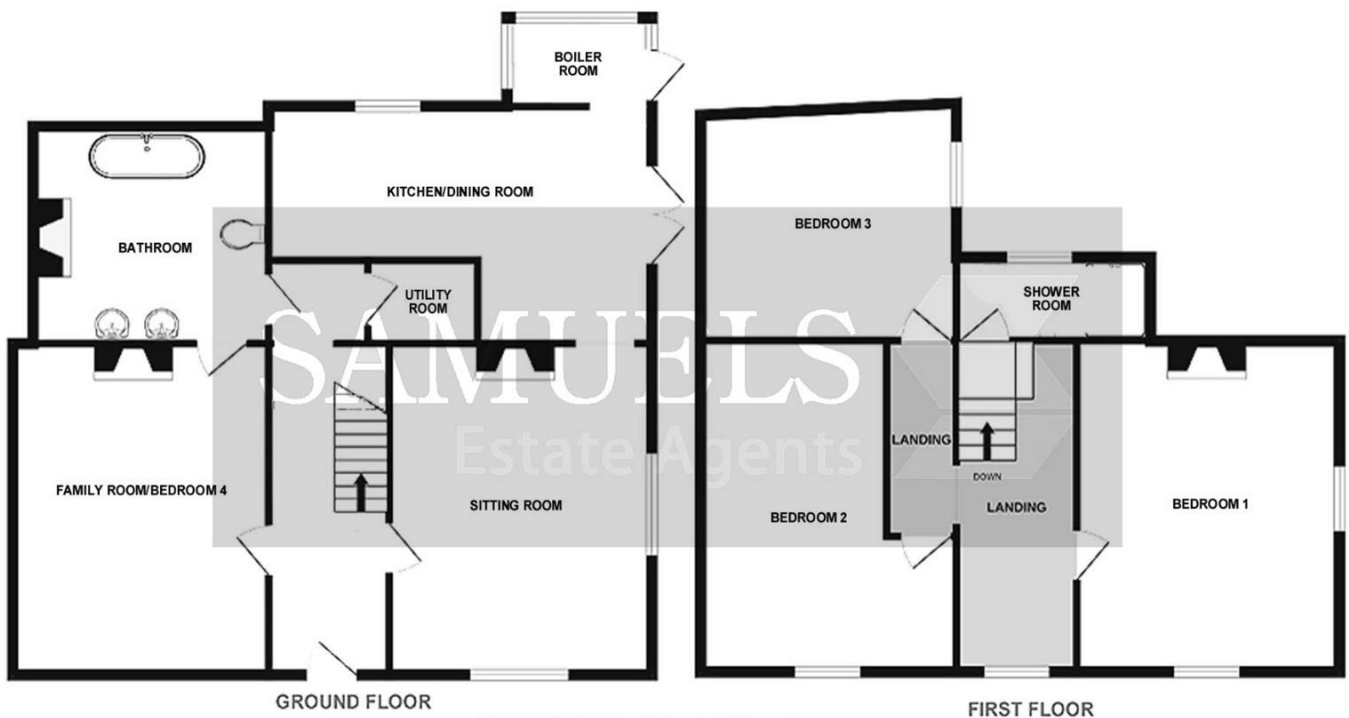
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0525/8652/AV**



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 sq.m.) approx.

Floor plan for illustration purposes only – not to scale

