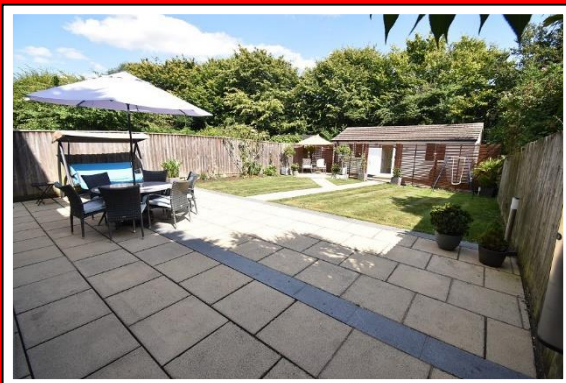




**26 MAYFLOWER AVENUE  
PENNSYLVANIA  
EXETER  
EX4 5DS**



**£500,000 FREEHOLD**



An opportunity to acquire a fabulous five bedroom family home with well proportioned versatile living accommodation arranged over three floors. Presented in superb decorative order throughout. Five bedrooms. Reception hall. Cloakroom. Light and spacious lounge/dining room with balcony/terrace. Refitted modern kitchen. Large utility room. Modern bathroom. Refitted modern shower room. Gas central heating. uPVC double glazing. Good size enclosed lawned rear garden. Private brick paved driveway providing parking for approximately two vehicles. Large detached studio room incorporating office, workshop and cloakroom. Popular residential location convenient to local amenities and Exeter city centre. A stunning family home. Viewing highly recommended.

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

Attractive lead effect uPVC double glazed double opening doors lead to:

### **ENTRANCE PORCH**

Tiled floor. uPVC double glazed windows to both side aspect. Obscure uPVC double glazed door, with matching side panel, leads to:

### **RECEPTION HALL**

Quality laminate wood effect flooring. Radiator. Smoke alarm. Cloak hanging space. Stairs to first floor. Stairs to lower ground floor. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Fitted mirror. Radiator. Quality laminate wood effect flooring. Electric consumer unit. Obscure uPVC double glazed window to side aspect.

From reception hall, glass panelled door leads to:

### **KITCHEN**

10'6" (3.20m) x 8'6" (2.59m). A refitted modern kitchen comprising a range of grey gloss fronted base, drawer and eye level cupboards. 1½ bowl sink unit with single drainer and modern style mixer tap. Corian shark fin edge work surfaces with matching splashbacks. Fitted Neff oven with warming plate. Neff microwave grill. Neff induction hob with Neff filter/extractor hood over. Integrated Bosch dishwasher. Integrated Neff fridge. Wine cooler. Corner carousel unit. Radiator. Inset LED spotlights to ceiling. Tiled flooring. uPVC double glazed window to front aspect. Glass panelled door leads to lounge/dining room.

From reception hall, glass panelled door leads to:

### **LOUNGE/DINING ROOM**

19'0" (5.79m) x 18'0" (5.49m) maximum into dining room space reducing to 11'4" (3.45m). A light and spacious 'L' shaped room. Quality laminate wood effect flooring. Two radiators. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors lead to:

### **BALCONY TERRACE**

With steel railing surround. Enjoying fine outlook over rear garden.

From reception hall, oak wood door leads to:

### **UTILITY ROOM**

15'8" (4.78m) x 8'2" (2.49m). A good size room currently used as a utility however could be adapted to provide further accommodation if required. Plumbing and space for washing machine. Further appliance space. Base cupboards. Roll edge work surface. Space for upright fridge freezer. Chest freezer. Access to roof void. Cupboard housing gas meter. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Quality laminate wood effect flooring. Deep walk in double width airing cupboard housing boiler serving central heating and hot water supply with fitted shelving and lagged hot water cylinder. Door to:

### **BEDROOM 1**

15'4" (4.67m) excluding wardrobe space x 10'4" (3.15m). Quality laminate wood flooring. Two radiators. Dado rail. Coved ceiling. Range of built in wardrobes to one wall providing hanging and shelving space. uPVC double glazed windows to rear aspect offering fine outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

13'2" (4.01m) into bay x 12'0" (3.66m). Laminate wood effect flooring. Radiator. Built in cupboard/wardrobe with fitted shelving. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SHOWER ROOM**

8'6" (2.59m) x 6'6" (1.98m). A quality refitted modern matching white suite comprising good size double width shower tray with toughened glass shower screen and fitted mains shower unit. Feature rectangular shaped wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC with concealed cistern. Fitted medicine cabinet. Heated ladder towel rail. Tiled wall surround. Tiled floor. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **LOWER GROUND FLOOR**

#### **HALLWAY**

Radiator. Understair storage cupboard. Door to:

#### **BEDROOM 3**

15'0" (4.57m) excluding wardrobe space x 10'4" (3.15m) maximum. Built in double wardrobe. Feature vertical radiator. uPVC double glazed double opening doors providing access and outlook to rear garden.

From lower ground floor hallway, door to:

#### **BEDROOM 4**

9'8" (2.95m) x 8'6" (2.59m). Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden.

From lower ground floor hallway, door to:

#### **BEDROOM 5/STUDY**

8'2" (2.49m) x 8'0" (2.44m). Laminate wood effect flooring. Radiator. uPVC double glazed double opening doors providing access and outlook to rear garden.

From lower ground floor hallway, door to:

### **BATHROOM**

A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer and storage space beneath. Low level WC. Heated ladder towel rail. Tiled floor. Tiled wall surround. Extractor fan. Medicine cabinet.

### **OUTSIDE**

Directly to the front of the property is an attractive private brick paved driveway providing parking for approximately two vehicles. Access to the front door with courtesy light. To the right side elevation is a steel gate with pathway and steps leading to a timber gate in turn providing access to the rear garden, which is a particular feature of the property, consisting of an extensive paved patio with outside lighting. Neat shaped area of lawn. Side flower/shrub beds. Dividing pathway leads to a further raised paved patio. To the lower end of the garden is a timber trellis fence providing access to:

**DETACHED STUDIO ROOM (A SPACIOUS DETACHED DWELLING WHICH CAN PROVIDE A NUMBER OF USES)**

uPVC double glazed door, with matching side panel, leads to:

**ENTRANCE HALL**

Laminate wood effect flooring. Inset LED spotlight.

**CLOAKROOM**

Comprising low level WC. Wash hand basin. Laminate wood effect flooring. Inset LED spotlight to ceiling. Lead effect uPVC double glazed window to rear aspect.

From entrance hall, door leads to:

**STUDIO ROOM/WORKSHOP**

12'0" (3.66m) x 10'0" (3.05m). Range of fitted roll edge work surfaces, base cupboards and drawers. Access to roof void. Laminate wood effect flooring. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with outlook over rear garden.

From entrance hall, door to:

**OFFICE**

12'0" (3.66m) x 11'8" (3.56m) maximum reducing to 10'0" (3.05m). Laminate wood effect flooring. Inset LED spotlights to ceiling. Built in cupboard/wardrobe. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over rear garden.

**TENURE**

Freehold

**COUNCIL TAX**

Band E

**DIRECTIONS**

From Samuels Estate Agents Longbrook Street Office continue down the road proceed straight ahead over the mini roundabout into Pennsylvania road. At the traffic light cross road junction again proceed straight ahead to the brow of the hill turning right into Rosebarn Lane then first left into Collins road. Continue down taking the first left into Mayflower Avenue.

**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.

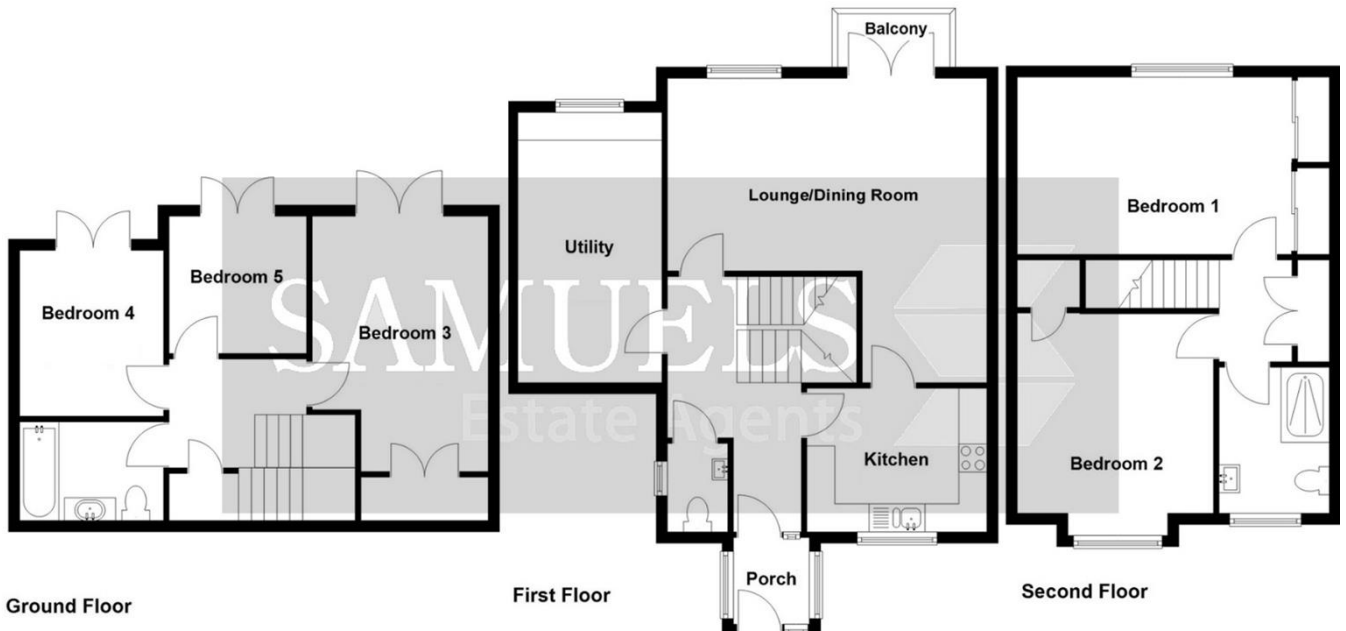
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0824/8718/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		