



**7 NEWFOUNDLAND CLOSE  
PENNSYLVANIA  
EXETER  
EX4 5HA**



**£170,000 FREEHOLD**



**An opportunity to acquire a well appointed modern end link house occupying a cul-de-sac position whilst within close proximity to local amenities, city centre and university. Double bedroom. First floor modern bathroom. Entrance vestibule. Sitting room. Kitchen. Gravelled front and side gardens. uPVC double glazing. Electric heating. Allocated parking space. Ideal first time buy/investment purchase. Viewing recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Electric consumer unit. Tiled floor. Internal door leads to:

### **SITTING ROOM**

14'10" (4.52m) x 10'6" (3.20m). Night storage heater. Stairs rising to first floor. uPVC double glazed window to front aspect. Door to:

### **KITCHEN**

11'10" (3.61m) x 4'10" (1.47m). Fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Space for electric/gas cooker. Plumbing and space for washing machine. Tiled floor. Understair storage cupboard with space for upright fridge freezer. uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

### **BEDROOM**

11'10" (3.61m) x 9'6" (2.90m). Built in double wardrobe. Night storage heater. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over and glass shower screen. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled floor. Storage cupboard. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

Directly to the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Outside light. To the right side elevation is a further area of garden laid to stone chippings and timber shed.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage 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 and over the mini roundabout and straight up ahead into Pennsylvania Road, At the traffic light/crossroad junction continue straight ahead, almost to the very top of the hill, and turn right down into Stoke Valley Road. Proceed down and take the 4<sup>th</sup> right into Newfoundland Close.

### **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.

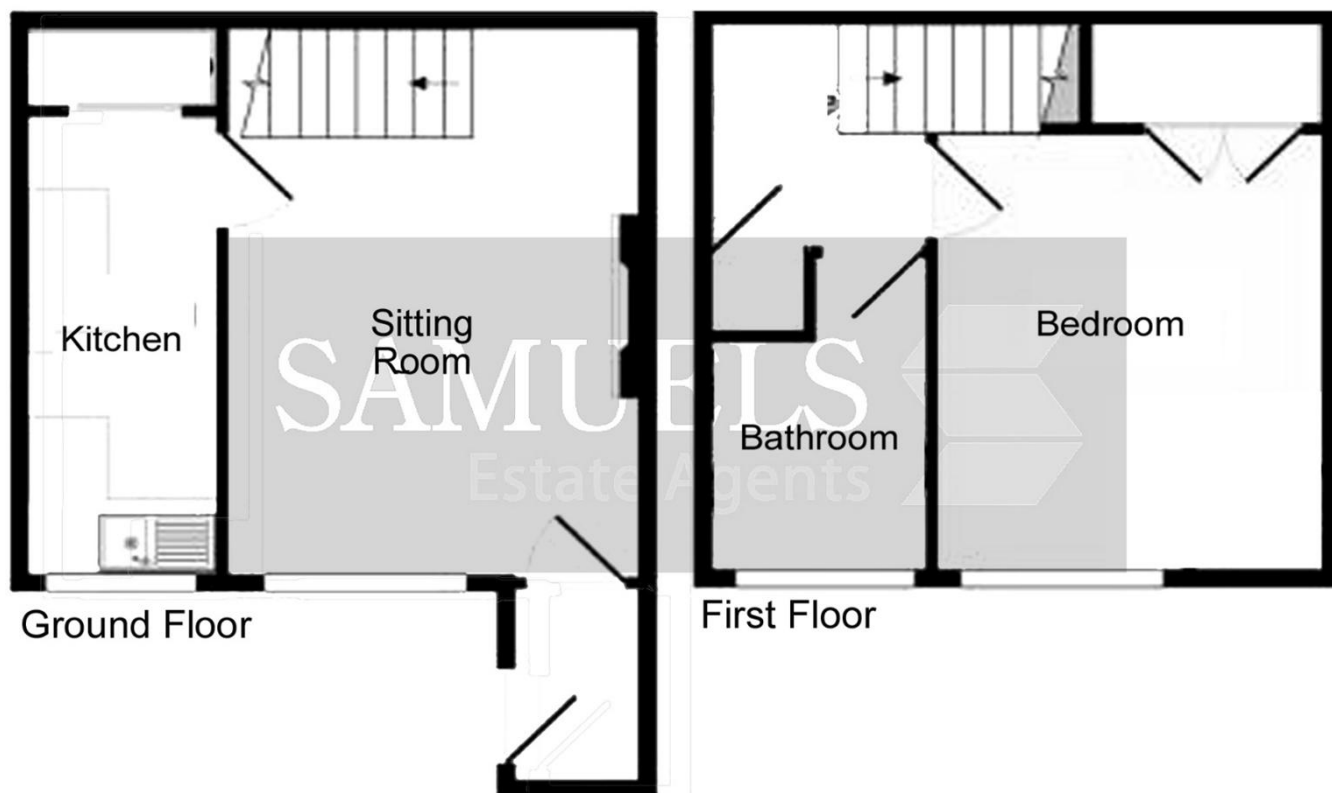
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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/1125/9084/AV**



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |