



**9 STOKE MEADOW CLOSE  
PENNSYLVANIA  
EXETER  
EX4 5EG**



**£325,000 FREEHOLD**



**A modern semi detached family home occupying a delightful cul-de-sac position with pleasant outlook over neighbouring Stoke woods. Presented in superb decorative order throughout. Three bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Kitchen. Light and spacious sitting/dining room. Gas central heating. uPVC double glazing. Private driveway. Garage. Highly sought after residential location convenient to local amenities and Exeter city centre. No chain. Viewing highly recommended.**

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

Large covered entrance. uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Stair rising to first floor. Door to:

### **CLOAKROOM**

Comprising WC. Wash hand basin with tiled splashback. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN**

9'2" (2.79m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards, work surfaces and decorative tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Integrated dishwasher. Upright storage cupboard housing fridge and freezer. Wall mounted boiler serving central heating and hot water supply (installed 29<sup>th</sup> January 2025). uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING/DINING ROOM**

18'0" (5.49m) x 14'10" (4.52m) maximum reducing to 11'10" (3.61m). A light and spacious room with newly fitted carpet. Two radiators. Two wall light points. Serving hatch to kitchen. Deep understair storage cupboard housing electric and gas meters, consumer unit and cloak hanging space. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring Stoke woods. Obscure double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Newly fitted carpet. Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

14'0" (4.27m) x 8'10" (2.69m). Radiator. Newly fitted carpet. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring Stoke woods.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) x 8'6" (2.59m). Newly fitted carpet. Radiator. uPVC double glazed window, with deep sill, to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

8'10" (2.69m) x 5'8" (1.73m). Radiator. Newly fitted carpet. uPVC double glazed window to rear aspect again with pleasant outlook over rear garden and neighbouring Stoke woods.

From first floor landing, door to:

### **BATHROOM**

6'0" (1.83m) x 6'0" (1.83m) excluding door recess. A modern matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit and folding glass shower screen. Wash hand basin. Low level WC. Tiled wall surround. Heated ladder towel rail. Extractor fan. Deep storage cupboard with fitted shelving. Shaver point. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is an area of garden well stocked with a variety of maturing shrubs and plants. Dividing pathway leads to the front door. To the right side elevation is a private driveway in turn providing access to:

### **GARAGE**

16'8" (5.08m) x 9'2" (2.79m). Pitched roof providing additional storage space. Power and light. Up and over door providing vehicle access.

Between the property and garage is a side gate leading to a covered side alleyway, with security light, in turn providing access to the rear garden. The rear garden is a particular feature of the property consisting of a patio, with water tap, leading to a neat shaped area of lawn. Well stocked shrub beds. To the lower end of the garden is a paved patio. The rear garden is enclosed to all sides and backs on to neighbouring Stoke woods.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating  
Mobile: Indoors – EE, Three, O2 and Vodafone voice & data likely  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk  
Mining: No risk from mining  
Council Tax: Band C (Exeter)

### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and proceed straight ahead. At the traffic light/crossroad junction again proceed straight ahead up into Pennsylvania Road and continue almost to the very top of the road turning right into Rosebarn Lane then 1<sup>st</sup> left down into Collins Road. Continue down and by the shop turn left into Sylvania Drive then 1<sup>st</sup> right into Stoke Meadow 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 check 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.

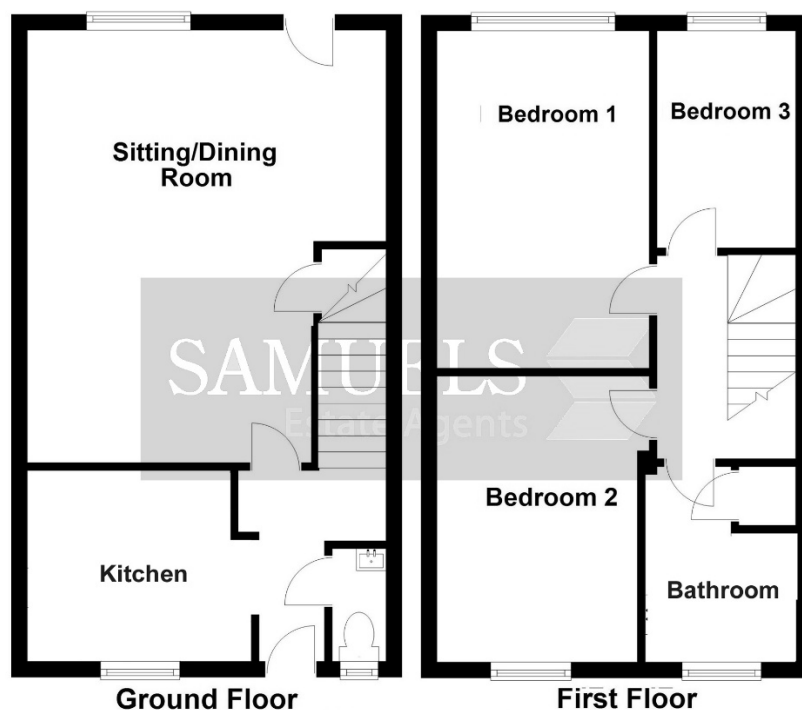
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0625/8964/AV**



**Ground Floor** **First Floor**  
Total area: approx. 72.3 sq. metres (778.3 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		