



**88 STOKE VALLEY ROAD
PENNSYLVANIA
EXETER
EX4 5ER**

PROOF COPY



£650,000 FREEHOLD



An opportunity to acquire a substantial detached family home occupying a fabulous position with fine outlook and views over neighbouring area, parts of Exeter and beyond including Exe estuary. Four/five bedrooms. Ensuite bathroom to master bedroom. Family bathroom. Reception hall. Spacious sitting room. Separate dining room. Ground floor cloakroom. Kitchen/breakfast room. Utility room. Ground floor study/bedroom five. Private double width driveway providing parking for numerous vehicles. Double garage. Good size plot with rear garden providing a high degree of privacy. Popular residential location convenient to local amenities, 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 front door, with matching full height side panel, leads to:

RECEPTION HALL

Engineered wood flooring. Hive thermostat control panel. Smoke alarm. Stairs rising to first floor. Deep understair storage cupboard. Door to:

DINING ROOM

15'10" (4.83m) x 9'10" (3.0m). Engineered wood flooring. Radiator. Serving hatch to kitchen. Two wall light points. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. Additional door to reception hall. Square opening to:

SITTING ROOM

16'8" (5.08m) x 15'10" (4.83m). A light and spacious room with engineered wood flooring. Marble effect fireplace with inset grate providing real open fire, raised hearth, fire surround and mantel over. Two radiators. Television aerial point. Two wall light points. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Further uPVC double glazed window to side aspect offering fine outlook over neighbouring area, parts of Exeter and beyond including Exe estuary.

From reception hall, door to:

STUDY/BEDROOM 5

12'0" (3.66m) x 9'0" (2.74m). A room to provide a number of uses. Engineered wood flooring. Radiator. Fitted desk unit. uPVC double glazed tilt and turn window to front aspect.

From reception hall, door to:

CLOAKROOM

A matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Light/shaver point. Radiator. Engineered wood flooring. Cloak hanging space. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

16'10" (5.13m) x 7'10" (2.39m). Fitted with a range of matching base and drawer units with marble effect work surfaces with integrated breakfast bar and tiled splashback. Double bowl sink unit with modern style mixer tap. Fitted double oven/grill. Four ring gas hob. Wood effect laminate flooring. Radiator. uPVC double glazed window to side aspect. Door leads to:

UTILITY ROOM

8'10" (2.69m) x 7'10" (2.39m). Fitted work surface. Plumbing and space for washing machine. Plumbing and space for dishwasher. Further appliance space. Space for double width fridge freezer. Radiator. Wall mounted boiler serving central heating and hot water supply (installed 2023 – 5 year warranty). Wood effect laminate flooring. uPVC double glazed window to side aspect. uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access, via slide down telescopic ladder, to boarded and carpeted roof space with power and light providing ample storage space.. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

BEDROOM 1

15'10" (4.83m) x 10'0" (3.05m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. uPVC double glazed window to side aspect with fine outlook over neighbouring area, parts of Exeter and Exe estuary beyond. Door leads to:

ENSUITE BATHROOM

8'0" (2.44m) x 5'6" (1.68m). Comprising panelled bath with mixer tap, power shower unit over and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Fitted mirror. Light/shaver point. Radiator. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

13'10" (4.22m) to wardrobe front x 9'0" (2.74m). Radiator. Built in wardrobe. Two uPVC double glazed windows to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

11'0" (3.35m) excluding door recess x 8'0" (2.44m). Radiator. Built in wardrobe. uPVC double glazed window to side aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 4

8'0" (2.44m) x 8'0" (2.44m) into wardrobe space. Built in wardrobe. Radiator. uPVC double glazed window to side aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BATHROOM

8'10" (2.69m) x 6'8" (2.03m) maximum. A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Low level WC. Bidet. Wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Light/shaver point. Radiator. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property is approached by a large private double width driveway providing parking for numerous vehicles part of which provides access to:

INTEGRAL DOUBLE GARAGE

16'8" (5.08m) x 16'0" (4.88m). Power and light. Large up and over door providing vehicle access. Single bowl sink and low level tap.

To the right side of the driveway is an area of open plan lawn with maturing shrub bed well stocked with a variety of maturing shrubs, plants and trees. Directly to the front elevation is a raised shaped area of open plan lawn. From the driveway steps and pathway lead to the front door with courtesy light whilst a side gate provides access to the rear garden. To the right side elevation of the property and garage is a concrete pathway with curved steps, wrought iron gate and archway leading to the side elevation which consists of a wide pathway and steps with outside light and water tap. Good size timber shed with power and light. Large shrub bed well stocked with a variety of maturing shrubs, plants and trees. The pathway extends to the rear garden, which is a particular feature of the property, enjoying a high degree of privacy whilst consisting of a large concrete patio. Neat retaining walls with wide steps leading to a raised area of lawned garden. The rear garden is again well stocked with a variety of maturing shrubs, plants and maturing oak tree. Variety of fruit trees including two apple trees and two plum trees.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
Mains: - Water, drainage, electric, gas
Heating: Gas central heating
Mobile: Indoors – EE, Three and, O2 voice & data likely, Vodafone voice & data limited
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely
Broadband: Standard, Superfast & Ultrafast available.
Flood Risk: River & sea – Very low risk, Surface water – Very low risk
Mining: No risk from mining
Council Tax: Band F

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 into Pennsylvania Road and proceed almost to the very top of this road turning right down into Stoke Valley Road. 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 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.

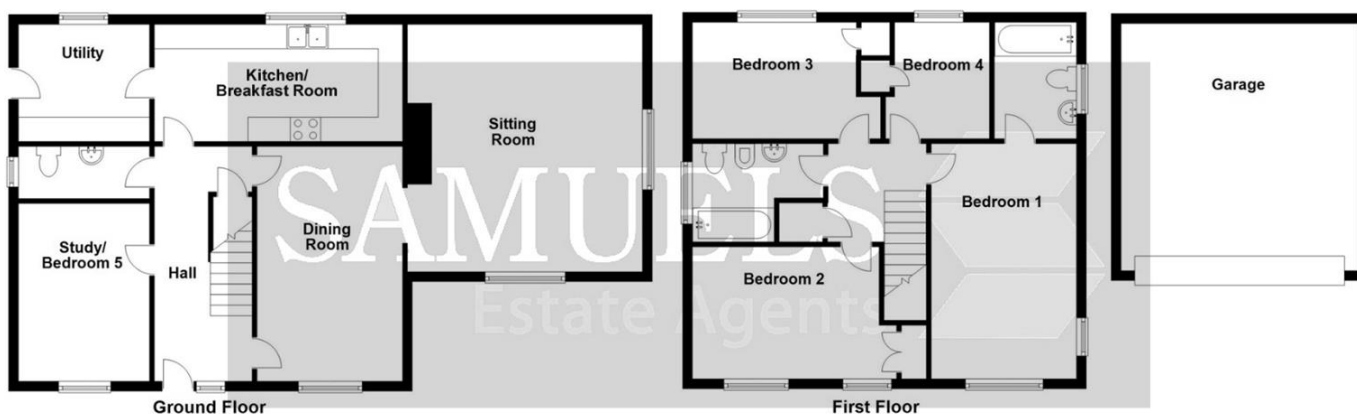
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8767/AV



Total area: approx. 165.8 sq. metres (1785.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		