



**28 STOKE VALLEY ROAD  
PENNSYLVANIA  
EXETER  
EX4 5EY**

PROOF COPY



**£525,000 FREEHOLD**



**A deceptively spacious modern detached family home occupying a fabulous position with good size mature rear garden. Good decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Large sitting room. Separate dining room. Kitchen. Utility room. Gas central heating. uPVC double glazing. Private driveway. Good size integral garage. Fine outlook and views over neighbouring Stoke woods. Highly sought after residential location providing good access to local amenities and Exeter city centre. No chain. Viewing highly recommended.**

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

Large covered entrance with courtesy light. Attractive composite double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Thermostat control panel. Deep cloak/storage cupboard with sliding mirror fronted doors, fitted shelf and hanging rail. Door to:

### **SITTING ROOM**

18'2" (5.54m) into bay x 12'8" (3.86m). A light and spacious room. Two radiators. Television aerial point. Exposed brick/stone effect fireplace with raised hearth, inset living flame effect gas fire and wood mantel over. uPVC double glazed bay window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Part glass panelled double opening doors lead to:

### **DINING ROOM**

12'8" (3.86m) x 9'10" (3.0m). Radiator. Door to kitchen. Large uPVC double glazed sliding patio door providing access and outlook to rear garden.

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. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN**

12'8" (3.86m) x 9'10" (3.0m) excluding door recess. A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Double drainer sink unit with mixer tap. Fitted double oven/grill. Five ring electric hob. Integrated fridge. Electric kickboard heater. Deep understair storage cupboard. Large uPVC double glazed window to rear aspect with pleasant outlook over rear garden. Feature archway opens to:

### **UTILITY ROOM**

7'0" (2.13m) x 6'10" (2.08m). Circular bowl sink unit set within roll edge work surface and tiled splashback. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Internal door to garage.

### **FIRST FLOOR LANDING**

Smoke alarm. Access to roof space. Airing/linen cupboard with fitted shelving and radiator. Door to:

### **BEDROOM 1**

15'10" (4.83m) x 13'0" (3.96m) maximum into wardrobe space reducing to 9'10" (3.0m). Another light and spacious room. Range of built in wardrobes, with sliding mirror fronted doors, providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Door to:

### **ENSUITE SHOWER ROOM**

Comprising tiled shower area with fitted mains shower unit. Twin wall hung wash hand basins with tiled splashbacks. Low level WC. Radiator. Fitted mirror. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

13'6" (4.11m) maximum into wardrobe space x 9'10" (3.0m). Radiator. Large built in double wardrobe with hanging rail and fitted shelf. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 3**

10'0" (3.05m) x 6'8" (2.03m) excluding wardrobe space. Radiator. Deep built in wardrobe with hanging rail and fitted shelf. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

10'0" (3.05m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

8'8" (2.64m) x 5'8" (1.73m). A matching white suite comprising panelled bath with modern style mixer tap and fitted mains shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To front of the property is a neat area of lawned garden with inset flower/shrub beds stoked with a variety of maturing shrubs, trees and roses. Access to front door. A resin based driveway leads to part car port in turn providing access to:

### **GARAGE**

21'8" (6.60m) x 9'4" (2.84m) maximum. A spacious garage. Power and light. Electric consumer unit. Wall mounted boiler serving central heating and hot water supply (installed 2008). Pitch roof providing additional storage space. Side courtesy door to utility room. Up and over door providing vehicle access. Side courtesy door provides access to rear garden.

To the left side elevation is a pathway and flower/shrub bed with timber gate providing access to the rear garden, which is a particular feature of the property, providing a high degree of privacy and being larger than average for the area. The garden consists of a raised paved patio. Well stocked maturing shrub bed. Timber shed. Dividing pathway and steps lead down to the lower end of the garden which consists of a neat shaped area of lawn. Greenhouse. Large shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. To the rear of the garden is a tree lined bridle path which adjoins 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 and data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast &amp; Ultrafast available.

Flood Risk: River &amp; sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band E

**DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout and proceed straight ahead up into Pennsylvania Road. At the crossroad/traffic light junction again continue straight ahead, almost to the very top of the road, and turn right down into Stoke Valley Road. Proceed down where the property in question will be found approximately three quarters of the way down 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 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.

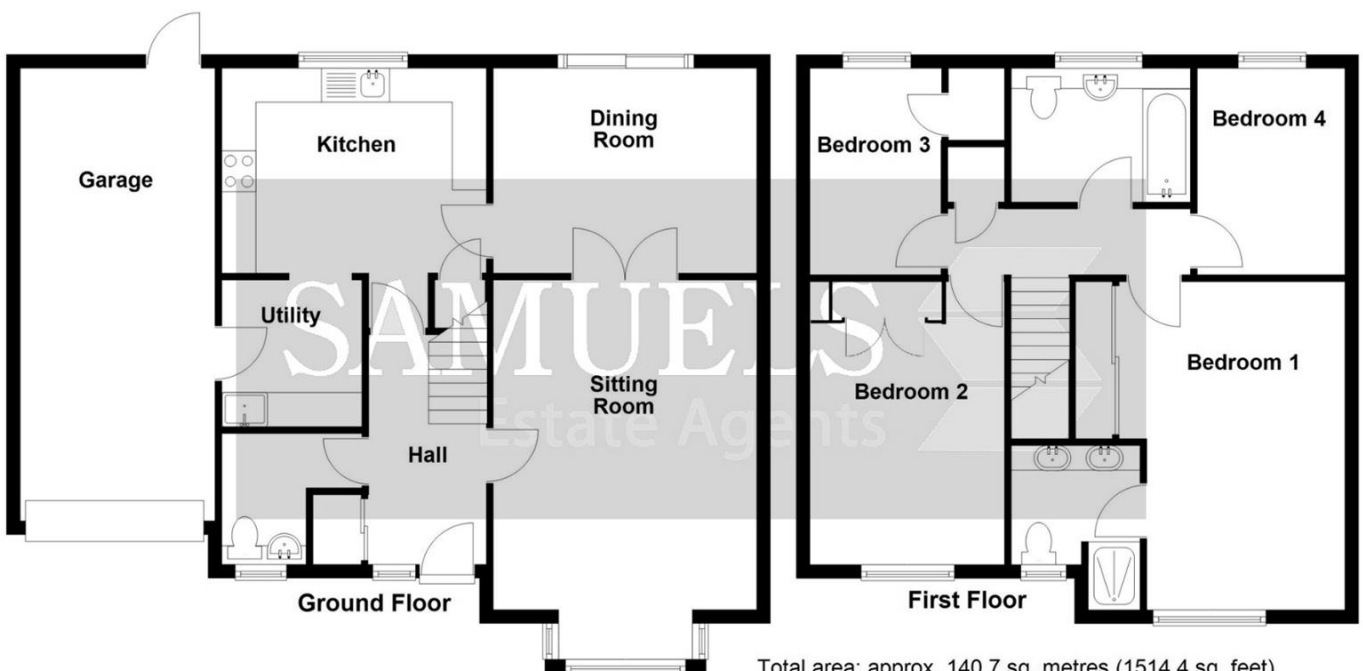
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0924/8759/AV



Total area: approx. 140.7 sq. metres (1514.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		