



**FLAT 1, 98 PENNSYLVANIA ROAD  
EXETER  
DEVON  
EX4 6DQ**

PROOF COPY



**£230,000 LEASEHOLD**



An opportunity to acquire a fabulous ground floor apartment occupying a great location within walking distance to Exeter city centre and university Streatham campus. Presented in good decorative order throughout. Two bedrooms. Large private entrance vestibule. Lounge/dining room. Inner hallway. Modern kitchen/breakfast room. Modern bathroom. Communal front and rear gardens. The property is pre-let for 2024/25 at a gross rent of £19,104 for the academic year making this an ideal immediate investment.

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

Attractive original panelled wood private front door leads to:

### **ENTRANCE VESTIBULE**

Attractive tiled flooring. Double width cloaks/storage cupboard with fitted shelf. Attractive coloured glass panelled internal door leads to:

### **KITCHEN/BREAKFAST ROOM**

12'4" (3.76m) x 8'10" (2.69m). A modern kitchen fitted with a range of grey gloss fronted base, drawer and eye level cupboards. Marble effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Plumbing and space for washing machine. Space for table and chairs. Radiator. wall mounted concealed boiler serving central heating and hot water supply. Double glazed window to side elevation. Glass panelled internal door leads to:

### **INNER HALLWAY**

Thermostat control panel. Panelled door leads to:

### **LOUNGE/DINING ROOM**

12'10" (3.91m) x 11'8" (3.56m) into recess. Radiator. Telephone point. Double glazed window to rear aspect with outlook over communal garden. Panelled door leads to:

### **BEDROOM 2**

14'0" (4.27m) x 8'10" (2.69m) maximum into recess. Radiator. uPVC double glazed window to front aspect with outlook over front communal garden.

From inner hallway, panelled door leads to:

### **BEDROOM 1**

14'0" (4.27m) x 8'10" (2.69m). Radiator. uPVC double glazed window to front aspect with outlook over front communal garden.

From inner hallway, door leads to:

### **BATHROOM**

A matching white suite comprising 'P' shaped panelled bath with fitted mains shower unit over, curved glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Tiled floor. Heated ladder towel rail. Obscure double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from the use of the communal gardens which are situated to the front and rear.

### **TENURE**

**LEASEHOLD:** We await confirmation from our clients solicitor concerning the lease details.

### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and continue ahead up into Pennsylvania Road. At the traffic light/crossroad junction proceed straight ahead, again up into Pennsylvania Road, where the property in question will be found a short way along on the right 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.

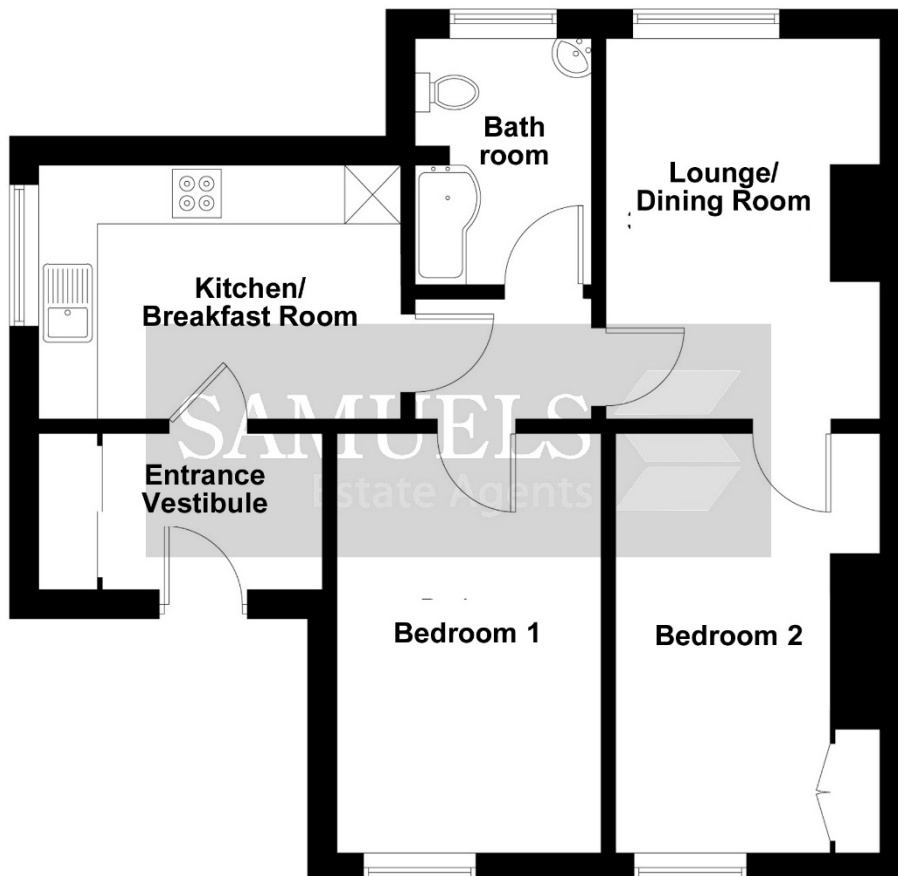
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/1023/8516/AV**



Floor plan for illustration purposes only – not for scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		