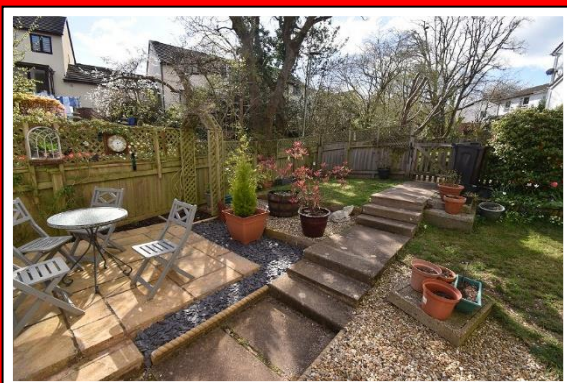




**32 QUEENSLAND DRIVE
PENNSYLVANIA
EXETER
EX4 5AZ**



£190,000 FREEHOLD



A light and spacious modern end link house occupying a delightful pedestrianised position with private enclosed gardens to both front and side elevations. Double bedroom. First floor bathroom. Lounge/dining room open plan to kitchen. Gas central heating. uPVC double glazing. Additional private storage area. Popular residential location providing good access to local amenities and woodland walks. Ideal first time buy investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Electric consumer unit. Cloak hanging space. Gas meter. Internal door to:

LOUNGE/DINING ROOM/KITCHEN

16'10" (5.13m) x 11'10" (3.61m) max (overall measurements)

Lounge/Dining Room – Two radiators. Telephone point. Television aerial point. Stairs rising to first floor. Understair recess. Large uPVC double glazed bay window, with deep sill, to front aspect with outlook over front garden. Open plan to:

Kitchen Area – Fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces. Single drainer sink unit with modern style mixer tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect with outlook over front garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Two storage cupboards with fitted shelving. Door to:

BEDROOM

10'4" (3.15m) x 8'8" (2.64m) excluding wardrobe space. Radiator. Built in wardrobe recess with hanging rail and fitted shelf. Two uPVC double glazed windows to both front and side aspects with pleasant outlook over neighbouring area.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap and fitted electric shower unit over. Low level WC. Wash hand basin with modern style mixer tap. Fitted mirror. Shaver point. Inset LED spotlights to ceiling. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The garden is a particular feature of the property consisting of two shaped areas of lawn with flower/shrub beds stocked with a variety of maturing shrubs, plants and flowers. Paved patio. Dividing steps and pathway lead to an additional paved patio. Area of garden laid to decorative stone chippings and chipped slate for ease of maintenance. Access to front door with courtesy light. The front and side gardens and are enclosed to all sides. In addition to the garden is a further useful storage area, with shed, which is accessed via the side pathway.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central 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, over the mini roundabout and proceed straight ahead. At the traffic light/crossroad junction again proceed straight ahead up into Pennsylvania Road and continue to the top of the hill turning right down into Stoke Valley Road. Continue down almost the bottom of this road turning left into Queensland Drive where the property in question will be found 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 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.

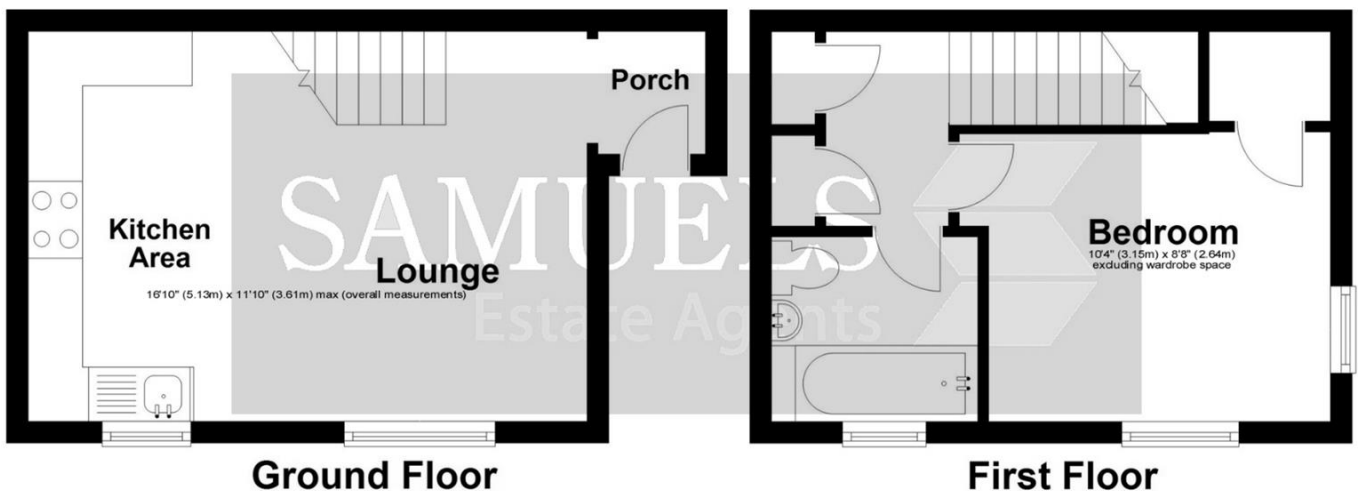
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0426/9176/AV



Floor plan for illustration purposes only – not to scale



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