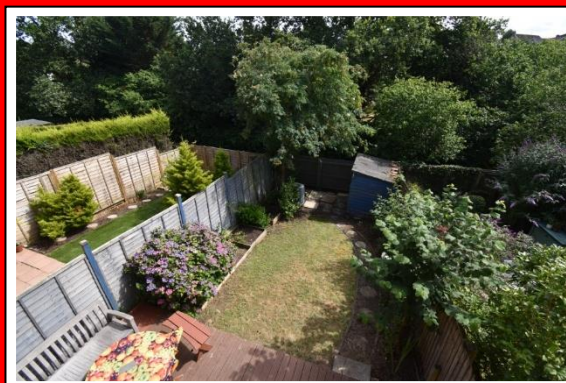
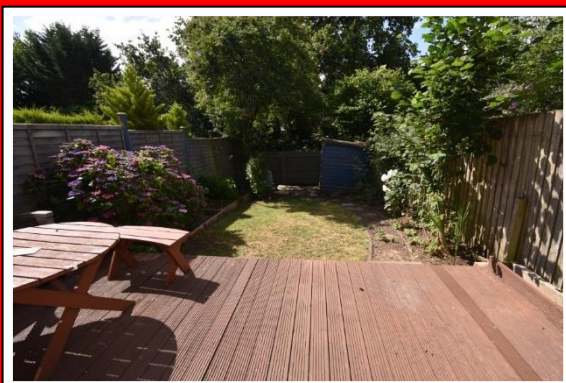




**6 FALKLAND CLOSE  
PENNSYLVANIA  
EXETER  
EX4 5EZ**



**£295,000 FREEHOLD**



A well presented three storey town house situated in this popular residential location providing good access to local amenities, popular schools, university and Exeter city centre. Three bedrooms. Study. Lounge/dining room. Kitchen. Modern shower room. Gas central heating. Part uPVC triple glazing. Part uPVC double glazing. Double width private driveway. Delightful enclosed lawned rear garden enjoying southerly aspect. Pleasant outlook and views over neighbouring tree lined bridle path. No chain. Viewing recommended.

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

Obscure triple glazed uPVC front door leads to:

### **RECEPTION HALL**

Stairs leading to lower ground floor. Stairs rising to first floor. Obscure triple glazed uPVC window to front aspect. Door to:

### **STUDY**

7'6" (2.29m) x 4'0" (1.22m). Radiator. Telephone point. Obscure triple glazed uPVC window to front aspect.

From reception hall, door to:

### **BEDROOM 2**

12'0" (3.66m) x 7'6" (2.29m). Radiator. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring tree lined bridle path.

From reception hall, door to:

### **SHOWER ROOM**

A modern matching white suite comprising shower enclosure with fitted mains shower unit. Wash hand basin with mixer tap. Low level WC. Tiled floor. Heated ladder towel rail. Wall mounted boiler serving central heating and hot water supply. Part tiled walls. Extractor fan. Obscure uPVC double glazed window to rear aspect.

## **LOWER GROUND FLOOR**

### **LOUNGE/DINING ROOM**

16'5" (5.0m) maximum x 12'8" (3.86m) maximum reducing to 7'4" (2.24m) dining room end. A Well proportioned room. Radiator. Understair storage cupboard with electric light also housing consumer unit. uPVC double glazed sliding patio doors providing access and outlook to rear garden. Feature archway opens to:

### **KITCHEN**

7'6" (2.29m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for electric cooker with filter/extractor hood over. Space for fridge. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Triple glazed uPVC window to front aspect. Door to:

### **BEDROOM 1**

11'8" (3.56m) excluding wardrobe space x 9'6" (2.90m) excluding door recess. Radiator. Deep walk in cupboard/wardrobe. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring tree lined bridle path.

From first floor landing, door to:

### **BEDROOM 3**

8'10" (2.69m) x 6'10" (2.08m). Radiator. Triple glazed uPVC bay window, with deep sill, to front aspect.

## **OUTSIDE**

Directly to the front of the property is an attractive block paved double width driveway providing parking for two vehicles. Access to front door. The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of a raised timber decked terrace with outside water tap. Step leads down to a neat shaped area of lawn with side flower/shrub beds. Dividing pathway leads to the lower end of the garden with timber shed. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

## **TENURE**

### **FREEHOLD**

## **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data can be found on the Ofcom website

Mobile: Outdoors – Current data can be found on the Ofcom website

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 and proceed over the mini roundabout into Pennsylvania Road continue to the traffic light/crossroad junction and again proceed straight ahead almost to the very top of this road and turn right down into Stoke Valley Road. Continue down almost to the bottom of this road turning right into Falkland Close proceed along and 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.

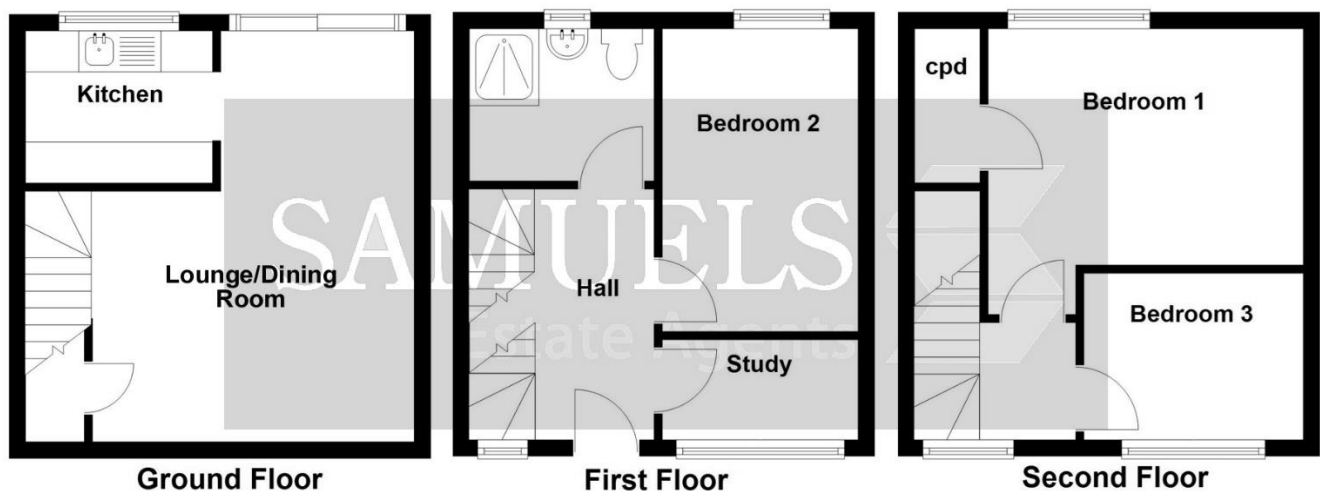
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0725/8988/AV**



Total area: approx. 71.2 sq. metres (766.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		