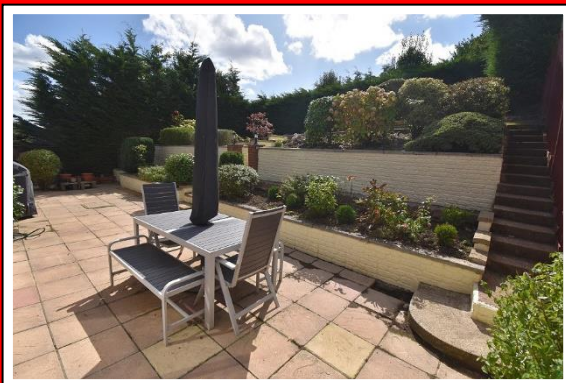




**32 SHEPPARD ROAD  
PENNSYLVANIA  
EXETER  
EX4 5DD**



**GUIDE PRICE £380,000 FREEHOLD**



**A well presented much improved and modernised detached bungalow with garage, parking and good size enclosed rear garden enjoying southerly aspect. Three bedrooms with ensuite shower room to guest bedroom. Refitted modern bathroom. Light and spacious lounge/dining room. Modern kitchen. Gas central heating. uPVC double glazing. Views and outlook over neighbouring area and beyond. Highly sought after residential location providing good access to local amenities and Exeter city centre. No chain. Viewing recommended.**

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

Covered entrance. Attractive composite front door leads to:

### **RECEPTION HALL**

Radiator. Thermostat control panel. Storage cupboard housing Worcester combination boiler serving central heating and hot water supply. Double width storage cupboard and additional storage cupboard. Access to roof space. Door to:

### **LOUNGE/DINING ROOM**

23'4" (7.11m) x 11'8" (3.56m). A light and spacious room. Two radiators. Telephone point. Television aerial point. uPVC double glazed window, with deep sill, to front aspect with outlook over neighbouring area and green surroundings. Large uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

10'0" (3.05m) x 8'2" (2.49m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Corian worktops with matching splashback. Neff induction hob with glass splashback and filter/extractor hood over and filter/extractor hood over. Fitted Neff oven/grill. Fitted Neff microwave oven. Slimline Bosch dishwasher (included in sale). Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Serving hatch to lounge/dining room. Tiled floor. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

### **BEDROOM 1**

13'0" (3.96m) x 9'10" (3.0m). Range of built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and green surroundings.

From reception hall, door to:

### **BEDROOM 2**

10'0" (3.05m) x 9'10" (3.0m). uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **BEDROOM 3**

9'10" (3.0m) x 8'8" (2.64m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and green surroundings. Door leads to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit including separate shower attachment and folding glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. WC with concealed cistern. Tiled wall surround. Inset LED spotlights to ceiling. Extractor fan. Fitted mirror. Wall light point.

From reception hall, door to:

### **BATHROOM**

8'0" (2.44m) x 6'10" (2.08m). A modern matching white suite comprising panelled bath with modern style mixer, fitted mains shower unit over. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. WC with concealed cistern. Tiled wall surround. Tiled floor with underfloor heating. Shaver point. Fitted mirror with lighting. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Two Obscure uPVC double glazed windows to rear aspect.

### **OUTSIDE**

To the front of the property is an area of sloping lawn. Maturing palm. Dividing steps lead to front door with courtesy light. Attractive brick paved private driveway, with courtesy light, provides access to:

### **GARAGE**

16'2" (4.93m) x 11'2" (3.40m). Power and light. Electric consumer unit. Up and over door providing vehicle access.

From the front elevation a pathway, with stainless steel and glass balustrading, leading to side elevation with gate that leads to the rear garden which enjoys a southerly aspect and is a particular feature of the property consisting of a large paved patio with outside lighting and water tap. Retaining walls with inset flower/shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. Dividing pathway and steps lead to the top area of the garden which is mostly laid to lawn with an additional paved patio. The rear garden is enclosed to all sides by means of natural hedgerow and timber panelled fencing.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three and, O2 likely and Vodafone limited - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road and over the mini roundabout into Pennsylvania Road. At the traffic light/crossroad junction proceed straight ahead again into Pennsylvania Road and continue to the brow of the hill turning right into Rosebarn Lane then 1<sup>st</sup> left into Collins Road. Continue down taking the 2<sup>nd</sup> left into Sheppard Road.

### **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.

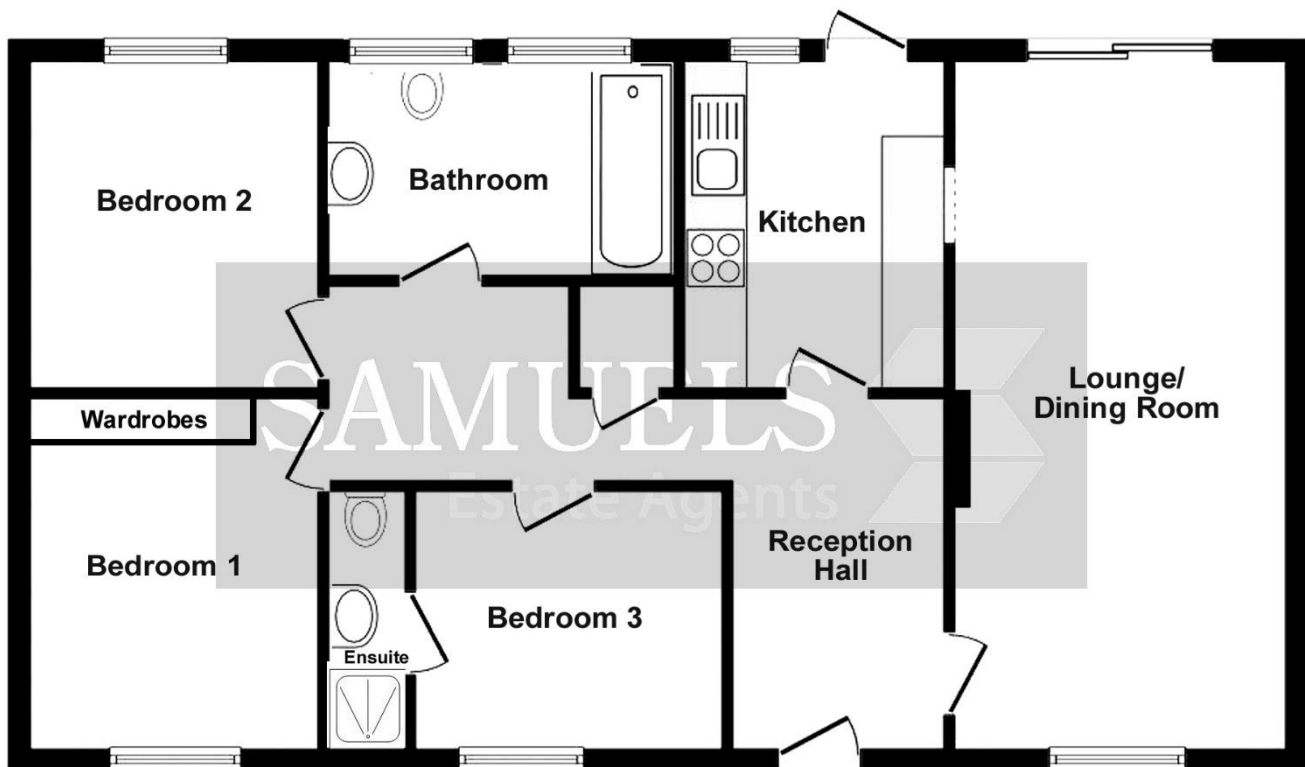
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0924/8737/AV**



### **Floor Plan**

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		