



**20 FLORIDA DRIVE
PENNSYLVANIA
EXETER
EX4 5EX**



£550,000 FREEHOLD



An opportunity to acquire a well proportioned detached family home with private driveway providing ample parking, double garage and additional extended single garage. Four bedrooms. Refitted ensuite shower room to master bedroom. Refitted modern family shower room. Reception hall. Ground floor cloakroom. Spacious lounge/dining room. Separate family room/dining room. Kitchen. Utility room. Office/study. Gas central heating. uPVC double glazing. Fully owned solar panel system. Enclosed rear garden. Highly sought after residential location providing good access to Exeter city centre and university. Cul-de-sac position. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Composite front door, with inset obscure double glazed panel, les to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Door to:

CLOAKROOM

A modern matching suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Part tiled walls. Radiator. Obscure glazed window to side aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

23'10" (7.26m) x 12'4" (3.76m) maximum. A light and spacious room. Two radiators. Television aerial point. Telephone point. uPVC double glazed window to front aspect. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

DINING ROOM/FAMILY ROOM

11'8" (3.56m) x 9'4" (2.84m). Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN

12'8" (3.86m) x 8'0" (2.44m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Dishwasher (included in sale). Television aerial point. Radiator. Tiled wall surround. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

UTILITY ROOM

13'4" (4.06m) x 6'6" (1.98m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Radiator. Space for upright fridge. Space for upright freezer. Radiator. Door to double garage. Electric consumer unit. Double with linen/airing cupboard with fitted shelving also housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden. Door to:

OFFICE/STUDY

7'10" (2.39m) x 6'6" (1.98m). Telephone point. Obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. uPVC double glazed window to rear aspect. Door to:

BEDROOM 1

12'10" (3.91m) x 10'10" (3.30m). Radiator. Telephone point. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Door to:

ENSUITE SHOWER ROOM

7'0" (2.13m) x 6'6" (1.98m). A refitted modern matching modern white suite. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Upright medicine cabinet. Range of eye level cupboards. Low level WC with concealed cistern. Quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Heated ladder towel rail. Tiled wall surround. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

11'6" (3.51m) x 10'6" (3.20m). Radiator. Range of built in bedroom furniture consisting of two double wardrobes, one single wardrobe, two three drawer chests with display shelving over, additional five drawer chest and end shelf unit. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 3

10'4" (3.15m) x 8'6" (2.59m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

8'2" (2.49m) x 8'0" (2.44m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

SHOWER ROOM

8'6" (2.59m) maximum x 5'10" (1.78m). A modern matching suite comprising wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Double width tiled shower enclosure with fitted mains shower unit including separate shower attachment. Tiled wall surround. Medicine cabinet. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an area of garden laid to paving and decorative stone chippings for ease of maintenance. Neat hedgerow. Dividing brick paved pathway leads to enclosed porch/front door. To the left side elevation is an attractive brick paved private double width driveway providing access to:

DOUBLE GARAGE

16'8" (5.08m) x 16'2" (4.93m). With twin electronically operated roller front doors. Power and light. Gas meter. Internal door to property.

To the right side elevation is an additional brick paved driveway in turn providing access to additional:

SINGLE GARAGE

19'4" (5.89m) x 9'6" (2.90m). Electronically operated roller front door. Power and light. Radiator. Pitched roof. uPVC double glazed window to side aspect. uPVC double glazed door provides access to the rear garden.

The rear garden enjoys a high degree of privacy whilst consisting of a good size paved patio with outside lighting, water tap and power points. Retaining wall, with side steps, leads to a raised area of lawn with surrounding shrub beds. The rear garden is enclosed to all sides.

TENURE

Freehold

SOLAR PANELS

The property benefits from a fully owned solar panel system providing discounted energy costs.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & 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 into Pennsylvania Road. At the traffic light/crossroad junction again proceed up the hill almost to the very top turning right down into Stoke Valley Road then take the next right into Florida Drive.

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.

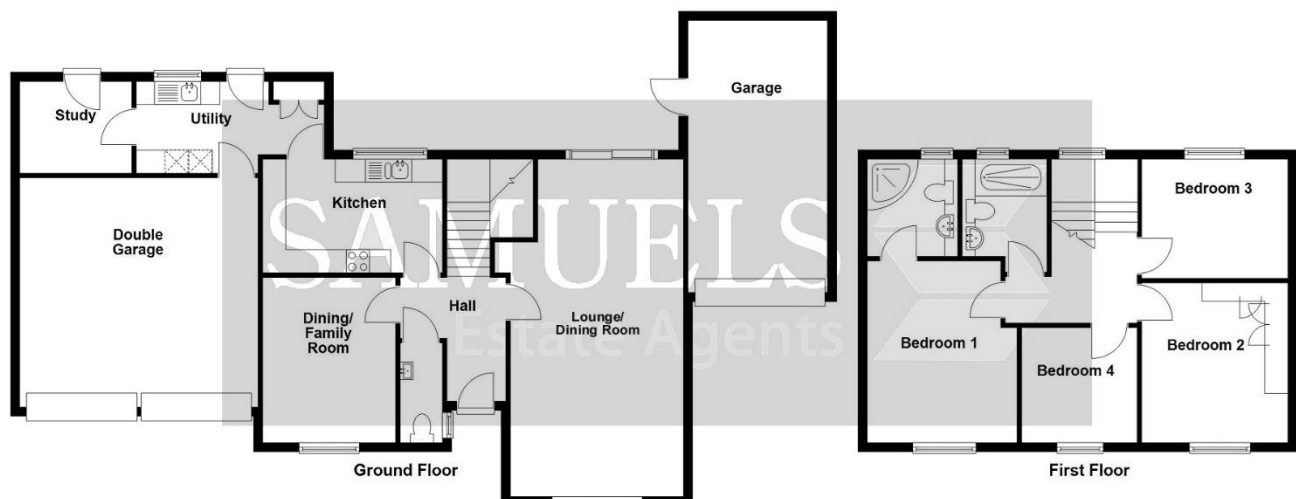
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1224/8812/AV



Total area: approx. 171.2 sq. metres (1842.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		