



**32 LINNET CLOSE
PENNSYLVANIA
EXETER
EX4 5HF**



OFFERS IN EXCESS OF £300,000 FREEHOLD



A beautifully presented modern detached family home situated in a convenient position close to local amenities. Two double bedrooms. First floor modern bathroom. Entrance vestibule. Sitting room. Modern kitchen/breakfast room. uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Enclosed rear garden. Pleasant outlook over neighbouring bridle path. Allocated parking space. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door, with matching side panel, leads to:

ENTRANCE VESTIBULE

Cloak hanging space. Part obscure glazed door leads to:

SITTING ROOM

18'0" (5.49m) maximum reducing to 16'8" (5.08m) x 12'0" (3.66m) maximum reducing to 9'0" (2.74m). A light and spacious room. Radiator. Stairs rising to first floor. Deep understair storage cupboard with cloak hangings space and consumer unit. Smoke alarm. Contemporary modern fireplace with inset living flame effect electric fire. Thermostat control panel. uPVC double glazed window to rear aspect with outlook over rear garden. Part Obscure uPVC double glazed door provides access to:

CONSERVATORY

12'4" (3.76m) x 7'10" (2.39). uPVC double glazed conservatory with dwarf wall. Power points. uPVC double glazed windows and door providing access and outlook to rear garden.

From sitting room, door to:

KITCHEN/BREAKFAST ROOM

12'0" (3.66m) x 8'6" (2.59m). A refitted modern kitchen comprising a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Radiator. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

12'0" (3.66m) x 8'2" (2.49m) excluding wardrobe space. Built in wardrobes providing hanging and shelving space one of which houses combination boiler serving central heating and hot water supply. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with pleasant outlook over neighbouring bridle path.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) x 8'0" (2.44m) maximum. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Radiator. Inset LED spotlight with extractor. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden consisting of a sloped area of lawn. Dividing steps and pathway lead to an area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. From the pathway a wrought iron gate with side pathway leads to the rear garden. The rear garden enjoys a southerly aspect whilst consisting of a raised timber decked terrace with the majority of the rest of the garden laid to sloping lawn. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access to neighbouring bridle path. The property in question also benefits from an allocated parking space.

TENURE

FREEHOLD

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and straight ahead. At the traffic light/crossroad junction again proceed straight ahead up into Pennsylvania Road and continue almost to the very end of this road turning right into Stoke Valley Road and continue down taking the 3rd right into Linnet Close and continue down 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 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.

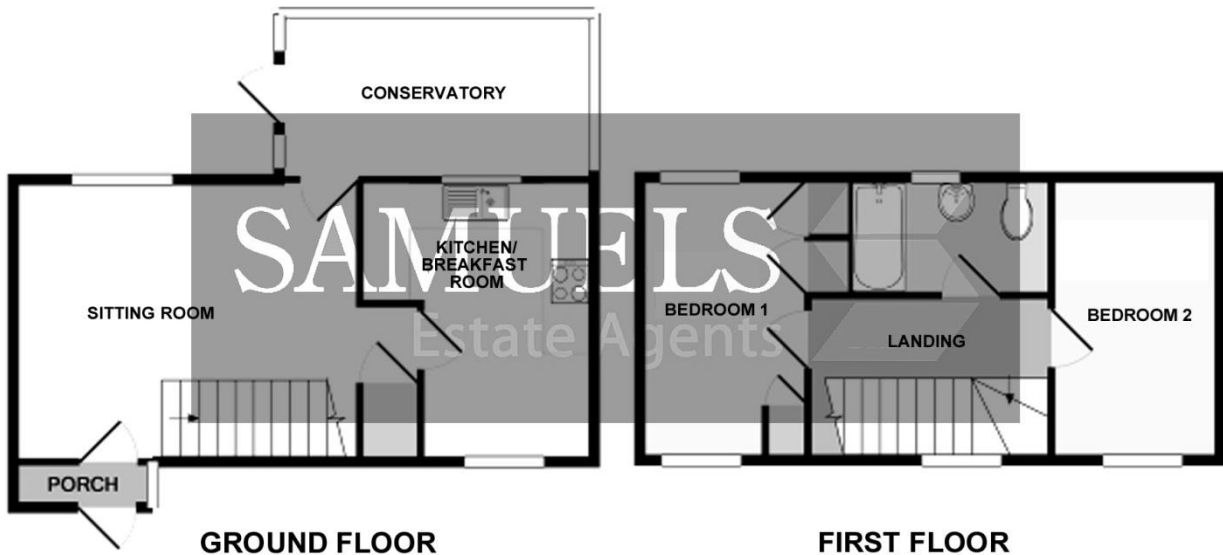
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8586/AV



Floor plan for illustration purposes only – not to scale



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