



**56 ROSEBANK CRESCENT
LOWER PENNSYLVANIA
EXETER
EX4 6EH**

PROOF COPY



GUIDE PRICE £494,900 FREEHOLD



An opportunity to acquire a well-proportioned red brick detached family home located within this highly sought after residential area within close proximity to local amenities, University, Stoke Hill School and City Centre. Occupying a larger than average site, with good size enclosed rear garden measuring approximately 62ft length (18.9m) x 51ft width (15.5m). Four bedrooms. First floor bathroom. Entrance lobby. Reception hall. Cloakroom. Large Sitting room. Separate large dining room. Conservatory. Kitchen. Private driveway. Larger than average detached garage. Fine outlook and views over neighbouring area, parts of Exeter and beyond to Exmouth, Dawlish & Haldon Forest. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive part obscure uPVC double glazed front door leads to:

ENTRANCE LOBBY

A spacious lobby with cloak hanging space. Radiator. Range of storage cupboards providing hanging and shelving space. Obscure glass panelled door leads to:

RECEPTION HALL

Exposed wood flooring. Stairs rising to first floor. Cloak hanging space. Radiator. Smoke alarm. Door to:

CLOAKROOM

Comprising WC. Wash hand basin with storage cupboards beneath. Exposed wood flooring. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

15'5" (4.70m) into recess x 12'10" (3.91m) maximum into bay. A light and spacious room. Living flame effect gas fire (disconnected), slate effect surround, raised hearth and wood mantel over. Storage cupboards into alcove. Television aerial point. Two radiators. Picture rail. uPVC double glazed window to side aspect. uPVC double glazed bay window to front aspect with outlook over front garden.

From reception hall, door to:

DINING ROOM

15'8" (4.78m) x 11'4" (3.45m) into recess. Again another light and spacious room with radiator. Picture rail. Serving hatch to kitchen. uPVC double glazed sliding patio door providing access to:

CONSERVATORY

9'6" (2.90m) x 6'8" (2.03m) maximum. Dwarf wall. Tiled floor. Double power point. Double glazed pitched glass roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

12'2" (3.71m) x 9'2" (2.79m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted Neff double oven/grill. Fitted Bosch four ring gas hob. Integrated Bosch dishwasher. Space for upright fridge freezer. Tiled floor. uPVC double glazed window to side aspect. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door providing access to side elevation/rear garden.

FIRST FLOOR LANDING

Smoke alarm. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

15'5" (4.70m) into wardrobe space x 11'2" (3.40m). Range of built in wardrobes to one wall providing hanging and shelving space. Overhead storage cupboards. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

15'10" x (4.83) x 11'4" (3.45m) maximum into wardrobe space. Large built in double wardrobe and additional single wardrobe. Wash hand basin with tiled splashback. Airing cupboard housing lagged hot water cylinder with fitted shelving over. Radiator. Overhead storage cupboards with concealed light. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 7'6" (2.29m). Picture rail. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 4

9'4" (2.84m) x 6'0" (1.83m) excluding door recess. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with mains shower unit over and tiled splashback. Low level WC. Bidet. Wash hand basin with tiled splashback. Radiator. Heated towel rail. Extractor fan. Radiator. Obscure uPVC double glazed window to rear aspect. Access, via pull down ladder, to insulated and part boarded roof space with electric light. The roof space also houses the boiler serving central heating and hot water supply.

OUTSIDE

To the front of the property is a pillared entrance with wrought iron gate. Dividing pathway leads to the front door. The front garden consists of a three tiered crazy paved patio with inset flower/shrub beds stocked with a variety of maturing shrubs, plants and bushes. To the right side elevation is an attractive block paved driveway providing parking in turn providing access to:

GOOD SIZE GARAGE

18'0" (5.49m) x 14'0" (4.27m). With pitched roof providing additional storage space. Large roller front door providing vehicle access. Power and light. uPVC double glazed door providing access to the rear garden.

Between the property and garage is a gate with pathway. Storage cupboard. Water tap. The pathway opens to the rear garden, which is a particular feature of the property, being larger than average for the area whilst consisting of a crazy paved patio with outside lighting. Good size shaped area of lawn. Dividing pathway leads to attractive summerhouse. To the left side elevation of the summerhouse is a brick paved patio. The rear garden is well stocked with a variety of maturing shrubs, plants, bushes and trees and is enclosed to all sides. The rear garden measures approximately 62ft length (18.9m) x 51ft width (15.5m).

TENURE

Freehold

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout and proceed straight ahead up into Pennsylvania Road. At the traffic light junction turn right into Union Road and at the roundabout take the 1st exit left up into Rosebarn Lane and 1st left into Rosebank Crescent where the property in question will be found approximately half way up the hill on the right hand side.

VIEWING

Strictly by appointment with the Vendor's 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 investigations 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 investigate 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.

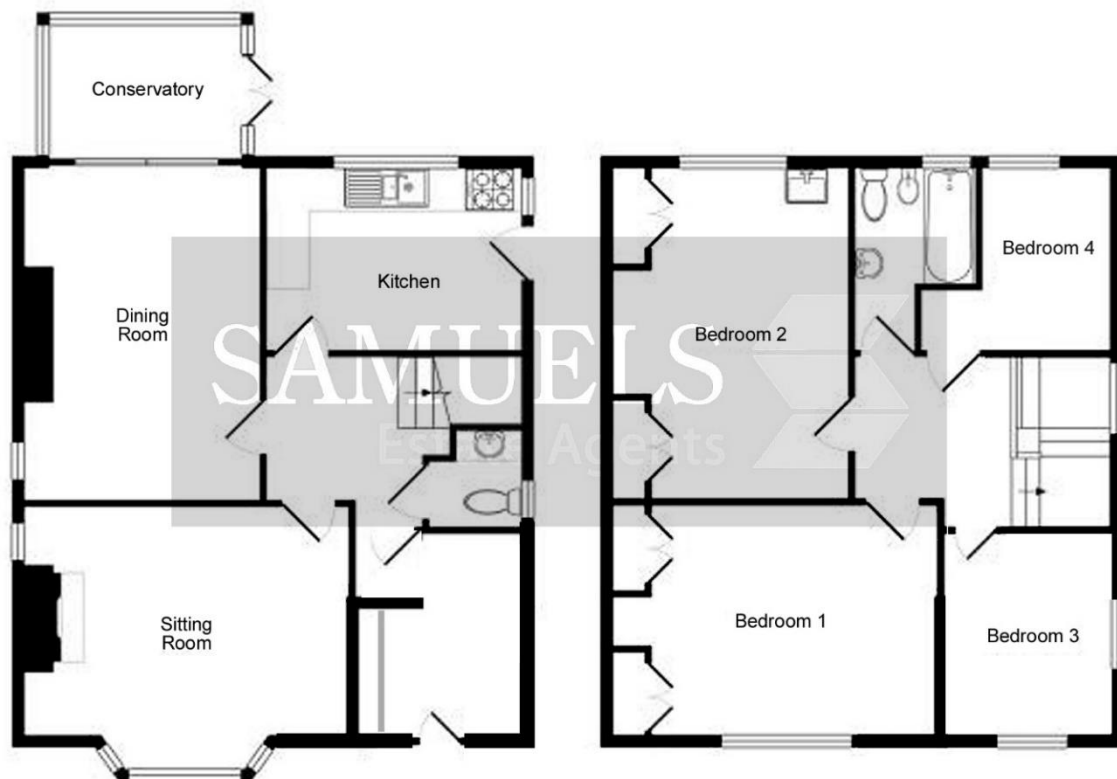
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0223/8356/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		