



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

PROOF COPY



£180,000 FREEHOLD



A well appointed modern end link house occupying a delightful end plot position with its own private decked terrace garden. Presented in good decorative order throughout. Light and spacious lounge/dining room. Kitchen. Good size double bedroom. Modern bathroom. Gas central heating. uPVC double glazing. Private allocated parking space. Fine outlook and views over neighbouring area and beyond. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset obscure double glazed panel, leads to:

ENTRANCE LOBBY

Radiator. Cloak hanging space. Electric consumer unit. Telephone point. Glass panelled door leads to:

LOUNGE/DINING ROOM

14'10" (4.52m) maximum x 10'6" (3.20m). A light and spacious room. Radiator. Stairs rising to first floor. Understair recess. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Glass panelled door leads to:

KITCHEN

11'10" (3.61m) x 4'10" (1.47m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob. Plumbing and space for washing machine. Space for fridge and separate freezer. Radiator. Deep walk in storage cupboard with fitted shelving. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Storage cupboard with fitted shelf also housing boiler serving central heating and hot water supply. Door to:

BEDROOM

11'10" (3.61m) excluding wardrobe space x 9'6" (2.90m). Radiator. Deep built in wardrobe providing hanging and shelving space. uPVC double glazed window to front aspect with fine outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap including shower attachment and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from occupying an end plot site with the front garden mostly laid to decorative tiered stone chippings for ease of maintenance. Pathway leads to the front door. To the left side elevation is a two tiered raised decked terrace with outside light. The property also benefits from a private allocated parking space.

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors - EE and Three voice and data likely, O2 voice likely and data limited, Vodafone voice and data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard available.

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

Mining: No risk from mining

Council Tax: Band B

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 into the cul-de-sac and the property in question will be found towards the end of the cul-de-sac 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.

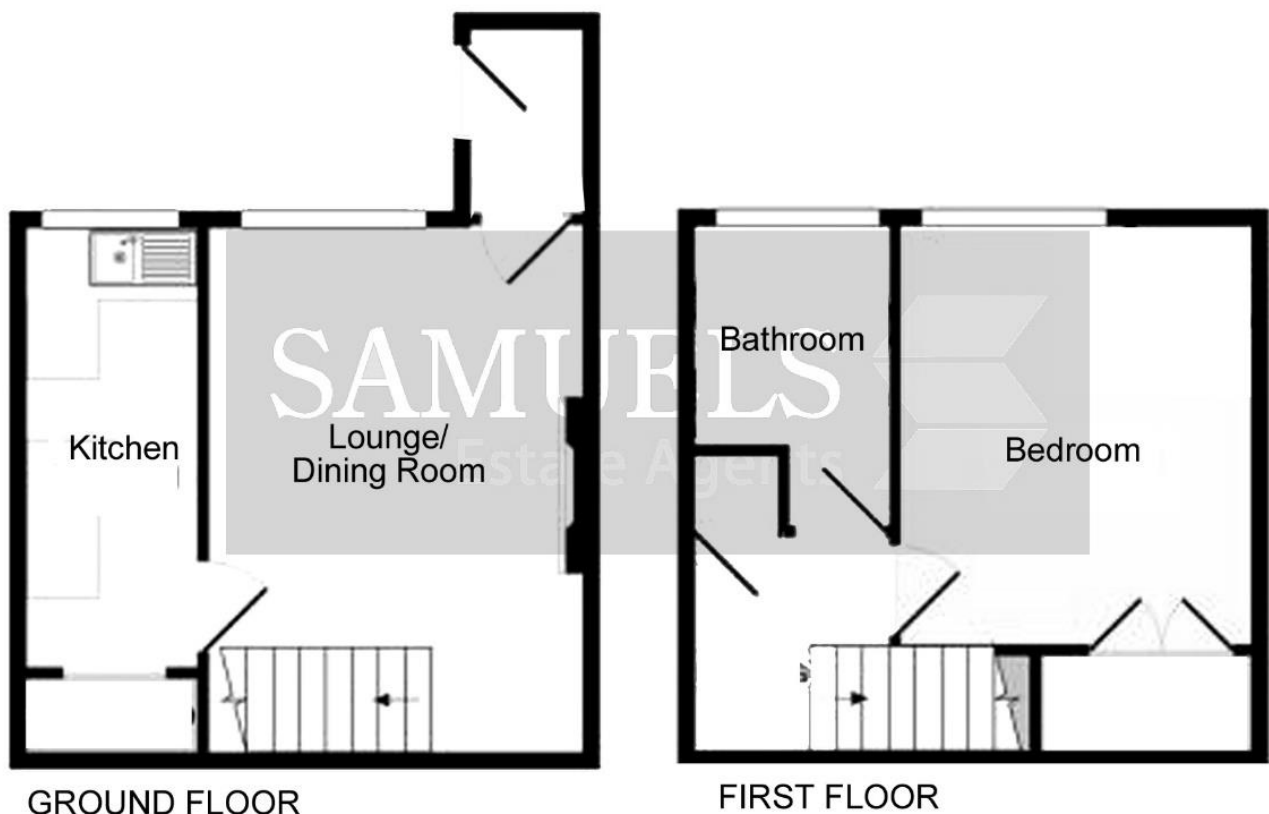
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8623/AV



Floor plan for illustration purposes only – not to scale



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		