



**29 MAYFLOWER AVENUE
PENNSYLVANIA
EXETER
EX4 5DS**



£525,000 FREEHOLD



A fabulous much improved and extended detached family home occupying a delightful cul-de-sac position within close proximity to local amenities, university and Exeter city centre. Well proportioned living accommodation presented in superb decorative order. Four double bedrooms. Refitted ensuite shower room to master bedroom. Modern family bathroom. Reception hall. Light and spacious lounge/dining room. Family room. Quality modern fitted kitchen. Utility room. Cloakroom. Large double width driveway providing ample parking. Garage. Good size enclosed rear garden enjoying southerly aspect. Gas central heating. uPVC double glazing. Outlook and views over neighbouring area and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed door leads to:

ENCLOSED ENTRANCE PORCH

Tiled floor. Feature exposed brick wall. Wall light point. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect. Obscure uPVC double glazed door, with matching full height side panels, leads to:

RECEPTION HALL

A spacious hallway. Radiator. Understair storage cupboard. Telephone point. Six stairs lead to:

HALLWAY

Radiator. stairs leading to first floor. Thermostat control panel. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect.

From hallway, door to:

LOUNGE/DINING ROOM

21'10" (6.65m) x 12'0" (3.66m) maximum reducing to 10'10" (3.30m) dining room end. A light and spacious room. Engineered oak wood flooring. Feature stone/brick fireplace with inset living flame effect gas fire, raised tiled hearth and mantel over. Two radiators. Television aerial point. Door to kitchen. uPVC double glazed window to front aspect. Large square opening to:

FAMILY ROOM

10'8" (3.25m) x 9'8" (2.95m). A fabulous light and airy room. Engineered oak wood flooring. Radiator. Television aerial point. Double glazed Velux window to pitched ceiling. Inset LED spotlights to pitched ceiling. Two wall light points. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From hallway and lounge/dining room, doors lead to:

KITCHEN

12'0" (3.66m) x 11'0" (3.35m). A quality modern fitted kitchen comprising an extensive range of matching base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff double oven/grill. Fitted Neff microwave/grill. Five ring Neff gas hob with double width filter/extractor hood over and glass splashback. Integrated dishwasher. Pull out larder cupboard. Integrated fridge. Engineered oak wood flooring. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

UTILITY ROOM

12'0" (3.66m) x 6'2" (1.88m). Range of full height storage cupboards with fitted shelving one of which houses the boiler serving central heating and hot water supply. Wood effect roll edge work surface with matching splashback. Single drainer sink unit with modern style mixer tap. Base cupboard. Plumbing and space for washing machine. Space for freezer. Further appliance space. Engineered oak wood flooring. Part obscure uPVC double glazed window to side elevation. uPVC double glazed window provides outlook over rear garden.

FIRST FLOOR HALF LANDING

Large uPVC double glazed window to front aspect with outlook over neighbouring area and beyond. Stairs lead to:

FIRST FLOOR FULL LANDING

A light and spacious landing. Radiator. Access to roof space. Smoke alarm. Double width airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

BEDROOM 1

12'2" (3.71m) x 12'0" (3.66m). Radiator. Television aerial point. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

ENSUITE SHOWER ROOM

6'6" (1.98m) x 5'10" (1.78m). A modern matching white suite comprising good size shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Radiator. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 2

12'0" (3.66m) x 9'5" (2.87m). Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 3

9'8" (2.95m) x 9'2" (2.79m). Radiator. uPVC double glazed window to front aspect again with outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 4

9'2" (2.79m) x 8'4" (2.54m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

7'4" (2.24m) x 6'2" (1.88m). A modern matching white suite comprising panelled bath with fitted electric shower unit over, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Heated ladder towel rail. Shaver point. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a good size shaped area of lawn with various maturing shrubs and plants. A good size double width driveway provides parking for approximately three/four vehicles, depending on size, part of which provides access to:

GARAGE

18'0" (5.49m) x 9'2" (2.79m). Up and over door providing vehicle access. Power and light. Part pitched roof providing additional storage space. Part Obscure uPVC double glazed door provides access to side elevation.

To the right side elevation is a side gate with pathway, step and outside lighting, providing access to the enclosed large rear garden which enjoys a southerly aspect and consists of an attractive paved patio with outside lighting, power points and water tap. Neat retaining wall with steps leading to a good size section of lawn. Well stocked shrub borders with a variety of maturing shrubs, plants, bushes and trees. Pathway and steps continue to the top section of garden which consists of a further lawned area and an area designated to vegetable/soft fruit growing.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2 and Vodafone voice and data likely
Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data 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 (Exeter)

DIRECTIONS

From Samuels Estate Agents Longbrook Street Office continue down the road proceed straight ahead over the mini roundabout into Pennsylvania road. At the traffic light cross road junction again proceed straight ahead to the brow of the hill turning right into Rosebarn Lane then first left into Collins road. Continue down taking the first left into Mayflower Avenue, proceed down and the property in question will be found on the left 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.

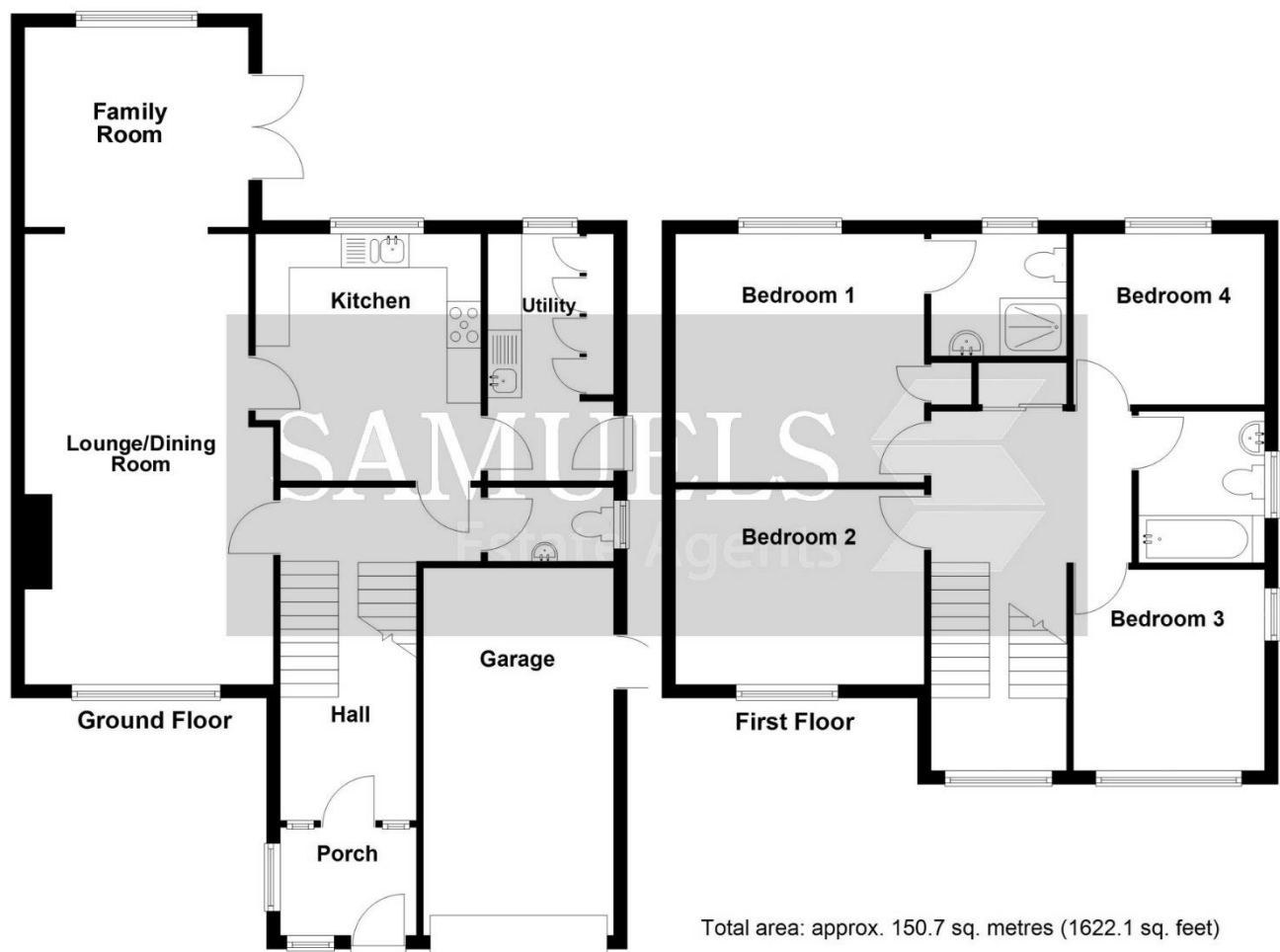
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8845/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		