



**33 ROSEBARN LANE  
PENNSYLVANIA  
EXETER  
EX4 5EQ**



**OFFERS IN EXCESS OF £562,500 FREEHOLD**



**A substantial much improved and extended detached family home occupying a highly desirable location convenient to local amenities, university and Exeter city centre. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Cloakroom. Lounge/dining room. Fabulous light and spacious modern kitchen/breakfast/family room. Utility room. Gas central heating. uPVC double glazing. Private brick paved triple width driveway providing parking for approximately three vehicles. Garage. Good size enclosed mature rear garden. Fine outlook and views over neighbouring area, parts of Exeter and beyond. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

uPVC double glazed front door leads to:

### **ENCLOSED ENTRANCE PORCH**

Courtesy light. Tiled floor. uPVC double glazed windows to both front and side aspects. Obscure uPVC double glazed door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Stairs rising to first floor. Understair storage cupboard. Radiator. Cloak hanging space. Thermostat control panel. Cloak/storage cupboard with fitted shelving and two hanging rails. Door to:

### **CLOAKROOM**

A matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Tiled wall surround. Tiled floor. Obscure glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

25'6" (7.77m) x 10'8" (3.25m) maximum. A light and spacious room. Exposed wood flooring. Two radiators. Fireplace recess with raised hearth, wood surround and mantel over. Door to kitchen/breakfast/family room. uPVC double glazed window to front aspect. uPVC double glazed bi-folding doors providing access and outlook to rear garden.

From reception hall, glass panelled door leads to:

### **KITCHEN/BREAKFAST/FAMILY ROOM**

17'4" (5.28m) x 18'10" (5.74m) maximum reducing to 12'10" (3.91m). A fabulous light and spacious room. Fitted with a modern kitchen comprising a range of matching grey gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces with matching splashback. Single drainer sink unit, with modern style mixer tap, set within granite effect work surface. Fitted double oven/grill. Fitted microwave oven/grill. Integrated dishwasher. Pull out larder cupboard. Space for upright fridge freezer. Further range of upright larder cupboards. Two feature vertical radiators. Inset LED spotlights to part pitched ceiling. Storage cupboard with fitted shelf. Ample space for table and chairs. uPVC double glazed windows to both rear and side aspects with pleasant outlook over rear garden. Two double glazed Velux windows to part pitched ceiling. uPVC double glazed bi-folding doors providing access and outlook to rear garden. Door to:

### **UTILITY ROOM**

8'10" (2.69m) x 5'0" (1.52m). Plumbing and space for washing machine. Further appliance space. Fitted shelving. Door to integral garage. Part obscure uPVC double glazed door provides access to side elevation.

### **FIRST FLOOR LANDING**

Smoke alarm. Linen cupboard with fitted shelving. Storage cupboard housing boiler serving central heating and hot water supply. Door to:

### **BEDROOM 1**

12'5" (3.78m) x 9'10" (3.0m) excluding door recess. Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring area, parts of Exeter and countryside beyond. Door to:

### **ENSUITE SHOWER ROOM**

8'0" (2.44m) x 6'4" (1.93m). Comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Tiled floor. Inset LED spotlights to ceiling. Extractor fan. Frosted glass door uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'10" (3.91m) x 12'2" (3.71m) maximum into wardrobe space. Range of open wardrobes with hanging rail and fitted shelving. Exposed wood flooring. Radiator. Access to roof space. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

11'2" (3.40m) excluding door recess x 8'4" (2.54m) . Exposed wood flooring. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 4**

12'5" (3.78m) maximum x 8'10" (2.69m) maximum reducing to 5'2" (1.57m) ('L' shaped room). Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising 'P' shaped panelled bath with electric shower unit over, curved glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Tiled floor. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is a private brick paved triple width driveway providing parking for approximately three vehicles (subject to size). Front garden mostly laid to decorative stone chippings with various maturing shrubs, plants and trees. Access to front door. Vehicle access to:

### **GARAGE**

18'0" (5.49m) x 9'0" (2.74m). Electronically operated roller front door. Power and light. Fitted workbench. Electric consumer unit. Frosted glass uPVC double glazed window to side aspect. Internal door to property.

To the right side elevation is a side gate with pathway that leads to the rear garden, which is a particular feature of the property, enjoying a southwesterly aspect whilst consisting of a raised timber decked terrace with outside lighting and water tap. Steps lead down to a lawned area of garden well stocked with a variety of maturing shrubs, plants, maturing trees and Palms. To the lower end of the garden are two timber sheds and a private patio. The garden is enclosed to all sides and also enjoys a high degree of privacy.

**TENURE**

Freehold

**COUNCIL TAX**

Band D

**DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road and over the mini roundabout and proceed straight ahead up into Pennsylvania Road. Continue up the hill taking the right hand turning into Rosebank Crescent and at the 'T' junction turn right into Rosebarn Lane 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 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.

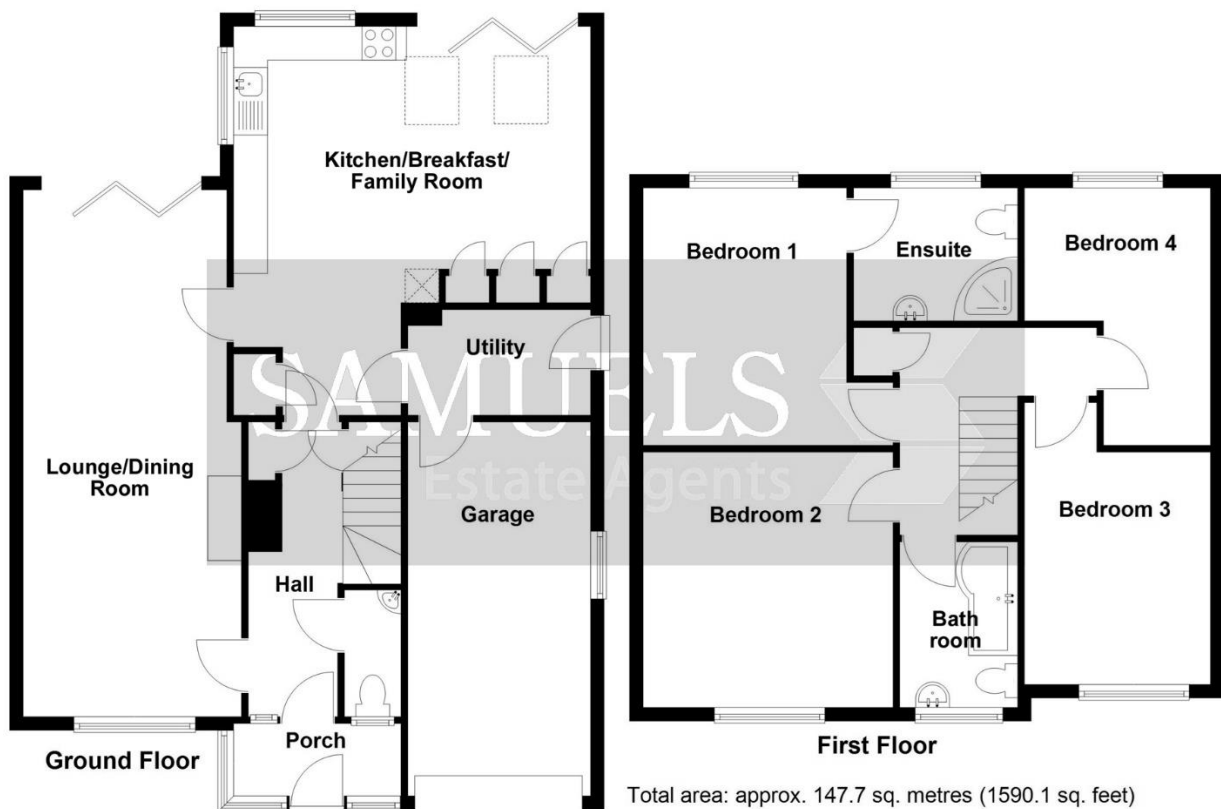
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0824/8710/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		