



**65 STOKE VALLEY ROAD  
PENNSYLVANIA  
EXETER  
EX4 5HG**



**£395,000 FREEHOLD**



An opportunity to acquire a fabulous much improved and modernised detached bungalow situated within this highly sought after residential location convenient to local amenities, Exeter city centre and countryside walks. Refurbished and modernised to a particular high specification. Three double bedrooms. Reception hall. Light and spacious lounge/dining room open plan to modern kitchen/breakfast room. Refitted modern bathroom. Gas central heating (combination boiler installed 2024). uPVC double glazing. Large driveway providing ample parking for numerous vehicles. Single garage. Delightful enclosed rear garden enjoying southerly aspect. Views and outlook over neighbouring area and beyond. A stunning home. No chain. Viewing highly recommended.

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

Covered entrance with courtesy light. Attractive composite front door, with inset frosted double glazed panel, leads to:

### **RECEPTION HALL**

Radiator. Inset LED spotlights to ceiling. Smoke alarm. Herringbone flooring. Cloak/storage cupboard with fitted shelf and hanging rail. Access to insulated and part boarded roof space with electric light and housing combination boiler (installed 2024). Glass paned door leads to:

### **LOUNGE/DINING/KITCHEN/BREAKFAST ROOM**

24'3" (7.39m) x 11'4" (3.45m). A fabulous light and spacious open plan room.

Lounge/dining area – Minster style fireplace with raised hearth, inset living flame effect gas fire and mantel over. Two feature vertical radiators. Herringbone flooring. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond. Open plan to:

Kitchen/breakfast area – A refitted modern kitchen comprising a range of base, drawer and eye level cupboards. Single bowl sink unit with modern style mixer tap. Herringbone flooring. Fitted oven. Fitted microwave/grill. Fitted induction hob with feature extractor hood. Integrated upright fridge freezer. Larder cupboard. Integrated dishwasher. Marble effect work surfaces with matching splashback part of which incorporates breakfast bar. Inset LED spotlights to ceiling. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

### **UTILITY CUPBOARD**

Plumbing and space for washing machine with further appliance space over.

From reception hall, door to:

### **BEDROOM 1**

11'4" (3.45m) x 10'8" (3.25m). Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

### **BEDROOM 2**

11'10" (3.61m) x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

### **BEDROOM 3**

10'6" (3.20m) x 9'10" (3.0m) maximum. Radiator. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

### **BATHROOM**

A refitted modern matching white suite comprising panelled bath with modern style mixer tap and fitted mains shower unit over including separate shower attachment, glass shower screen and tiled splashback. Low level WC with concealed cistern. Feature wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath and tiled splashback. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Frosted glass uPVC double glazed window to front aspect.

### **OUTSIDE**

The property benefits from a good size driveway providing ample parking for numerous vehicles part of which provides access to:

### **SINGLE GARAGE**

With power and light. Electronically operated roller front door providing vehicle access.

Two areas of lawn stocked with a variety of maturing shrubs, plants and trees. From the driveway a pathway and steps with central lighting leads to the front door again with side shrub beds well stocked with a variety of maturing shrubs, plants and trees. To the right side elevation of the property is a gate leading to the side elevation with insulated man cave that has electric heater, power and light. The pathway extends to the rear garden which enjoys a southerly aspect whilst consists of an attractive raised timber decked terrace with outside lighting and water tap. Timber steps lead down to a neat shaped area of lawn. Additional patio. Under deck storage space. Variety of maturing shrubs, plants and trees including palms. Dividing steps lead down to the lower section of garden which again consists of an area of lawn and raised shrub beds. Various trees including fruit trees. Greenhouse. The rear garden enjoys a high degree of privacy and is enclosed to all sides.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & 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 D (Exeter)

### **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 continue straight ahead, almost to the very top of the hill, turning right down into Stoke Valley Road, proceed down and 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.

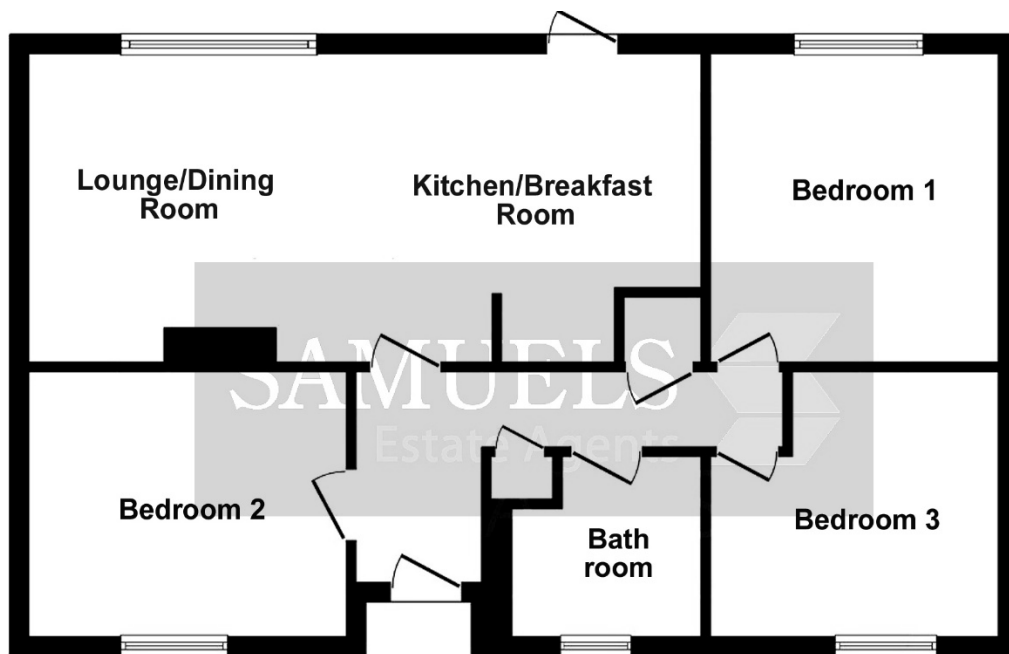
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### **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/0625/AV**



### **Floor Plan**

Floor area 68.8 m<sup>2</sup> (740 sq.ft.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		