



**17 LINNET CLOSE  
PENNSYLVANIA  
EXETER  
EX4 5HF**

PROOF COPY



**GUIDE PRICE £300,000-£310,000 FREEHOLD**



**A beautifully presented end of terrace family home occupying a delightful pedestrianised position within this highly sought after residential location providing good access to local amenities, university and Exeter city centre. Three bedrooms. Refitted first floor modern bathroom. Sitting room. Light and spacious modern fitted kitchen/dining room. uPVC double glazed conservatory. Enclosed rear garden. Private allocated parking space. A great family home. Viewing highly recommended.**

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

Covered entrance with courtesy light. Bin/storage cupboard. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Cloak hanging space. Stairs rising to first floor. Electric consumer unit. Glass panelled door leads to:

### **SITTING ROOM**

14'8" (4.47m) x 11'2" (3.40m). Radiator. Limestone effect fireplace with raised hearth and inset living flame effect gas fire. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Glass panelled double opening doors lead to:

### **KITCHEN/DINING ROOM**

14'4" (4.37m) x 10'6" (3.20m). A fabulous light and spacious modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Integrated washing machine. Radiator. Space for table and chairs. Deep understair storage cupboard. uPVC double glazed window to rear aspect. uPVC double glazed door provides access to:

### **CONSERVATORY**

13'0" (3.96m) maximum x 8'0" (2.44m) maximum. With dwarf wall. Pitched double glazed roof. Power and light. Tiled floor. uPVC double glazed windows and sliding door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access, via pull down aluminium ladder, to insulated roof space with battery operated light. Smoke alarm. Airing cupboard, with fitted shelving, housing boiler serving central heating and hot water supply. Door to:

### **BEDROOM 1**

14'4" (4.37m) maximum into wardrobe space x 8'4" (2.54m). Radiator. Range of built in bedroom furniture consisting wardrobe and chest of drawers. Deep built in storage cupboard/wardrobe with fitted shelving. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'0" (3.05m) x 7'0" (2.13m). Radiator. Built in wardrobe. Built in chest of drawers. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 3**

7'0" (2.13m) x 7'0" (2.13m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BATHROOM**

7'10" (2.39m) maximum x 6'0" (1.83m) maximum. A refitted modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap and fitted mains shower unit over. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled floor. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is an area of lawned garden with various maturing shrubs and plants. Dividing pathway leads to the front door. To the left side elevation is a side pathway with water tap opening to the rear garden which consists of a neat shaped area of lawn. Shrub beds. Timber shed. Well maintained hedgerow. The rear garden is enclosed to all sides. The property also benefits from a private allocated parking space which is situated to the left side of the garden (numbered 17).

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE, Three and O2 likely, Vodafone limited - Outdoors – EE and Three likely, O2 and Vodafone Limited

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 C

## DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and straight ahead. At the traffic light/crossroad junction again proceed straight ahead up into Pennsylvania Road and continue almost to the very end of this road turning right into Stoke Valley Road and continue down taking the 3<sup>rd</sup> right into Linnet Close.

## 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.

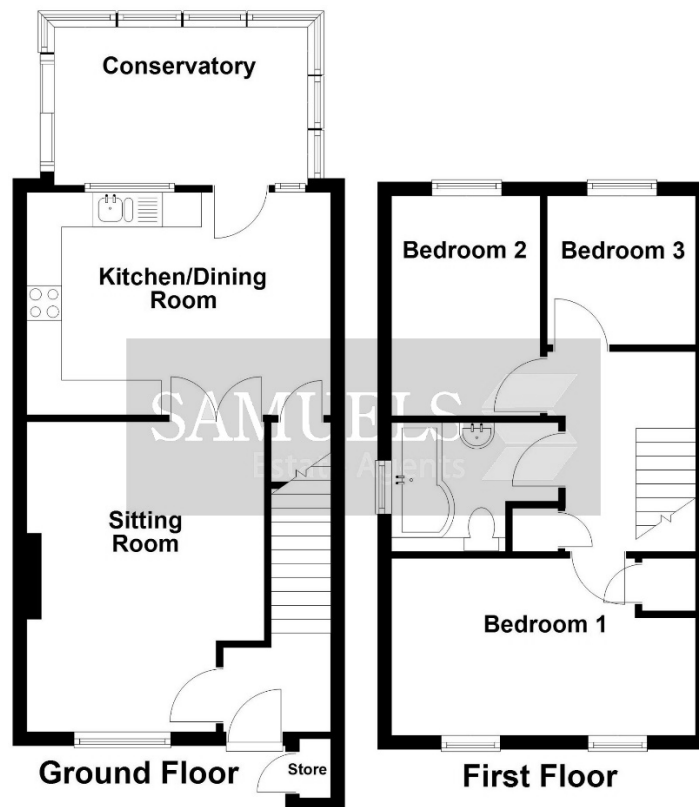
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1124/8810/AV



Total area: approx. 77.0 sq. metres (829.1 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		