



**67 COLLINS ROAD  
PENNSYLVANIA  
EXETER  
EX4 5DE**



**£300,000 FREEHOLD**



**A spacious mid terraced family home occupying a delightful pedestrianised position whilst providing good access to local amenities, university and bus service into Exeter city centre. Three bedrooms. First floor bathroom. Entrance hall. Ground floor cloakroom. Kitchen. Spacious lounge/dining room. Conservatory/dining room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying southerly aspect. Garage and driveway. Popular residential location. Viewing highly recommended.**

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

Canopy entrance. Obscure double glazed front door leads to:

### **RECEPTION HALL**

Thermostat control panel. Smoke alarm. Stairs rising to first floor. Telephone point. Door to:

### **CLOAKROOM**

A matching white suite comprising low level WC. Wash hand basin. Tiled wall surround. Radiator. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **KITCHEN**

9'0" (2.74m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for electric/gas cooker with filter/extractor hood over. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

18'0" (5.49m) x 14'10" (4.52m) maximum reducing to 11'10" (3.61m). A well proportioned room. Marble effect fireplace with raised hearth, living flame effect electric fire, wood surround and mantel over. Radiator. Deep understair storage cupboard housing electric meter and consumer unit (installed January 2026). Double glazed window to rear aspect. Double glazed window to rear aspect. Double glazed sliding patio doors providing access to:

### **CONSERVATORY/DINING ROOM**

13'8" (4.17m) maximum x 9'10" (3.0m). A light and spacious conservatory. uPVC double glazed double glazed double opening doors and matching full height side windows, provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Door to:

### **BEDROOM 1**

14'0" (4.27m) x 8'10" (2.69m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) x 8'8" (2.64m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

8'10" (2.69m) x 5'8" (1.73m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BATHROOM**

8'0" (2.44m) maximum reducing to 6'0" (1.83m) x 6'0" (1.83m). A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Part tiled walls. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

To the front of the property is a shaped area of lawn with further area of garden laid to decorative chipped slate for ease of maintenance. A dividing pathway leads to the front door. To the rear of the property is an enclosed garden enjoying a southerly aspect whilst consisting of a shaped area of lawn. Timber steps lead to a raised timber decked terrace. Side shrub bed. Dividing pathway leads to a rear gate providing pedestrian access. The property also benefits from a:

### **SINGLE GARAGE**

Situated close by. Pitched roof providing additional storage space. Power and light. Additional parking space directly in front. (Situated 2<sup>nd</sup> from left)

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

## DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road to the mini roundabout and proceed straight ahead to the crossroad traffic light junction. Continue straight ahead up into Pennsylvania Road and proceed to the brow of the hill turning right into Rosebarn Lane then 1<sup>st</sup> left down into Collins Road, continue to the bottom of the hill and just past the community shop the property will be found on the left hand side occupying a pedestrianised position set back from the road.

## 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 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.

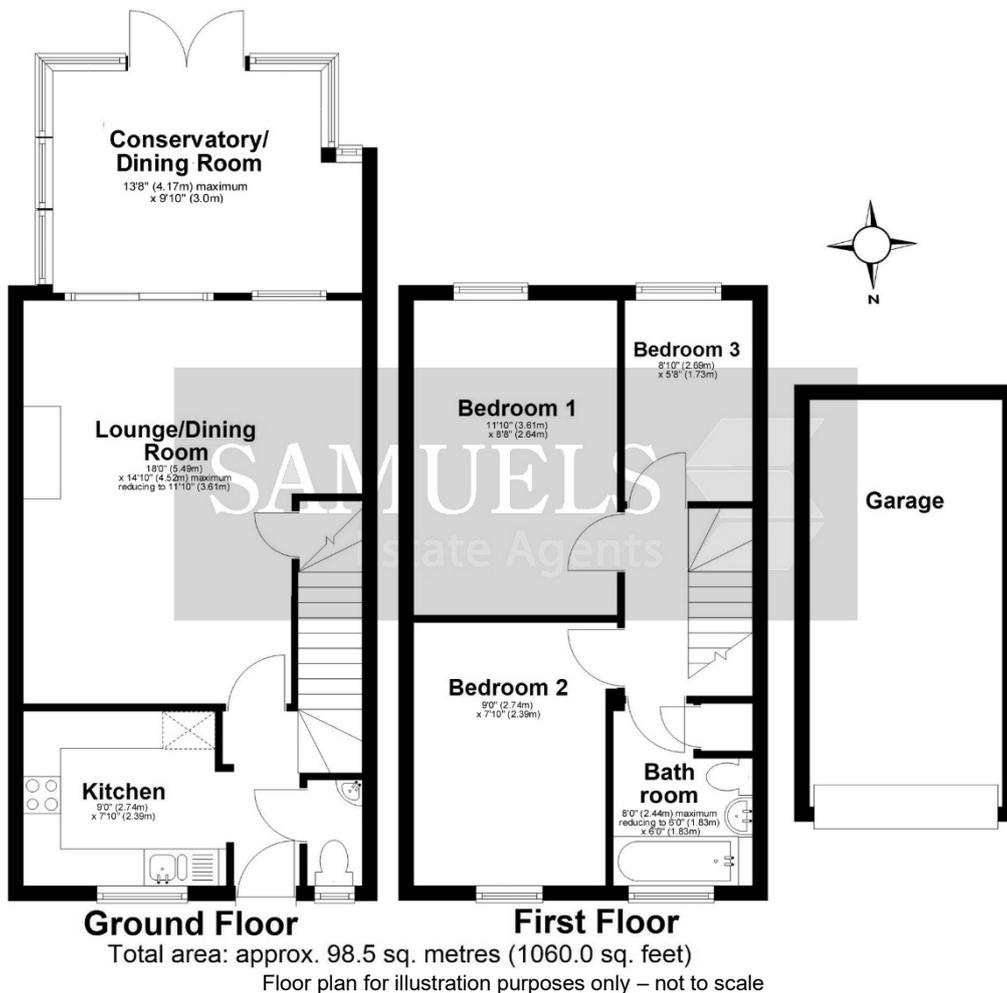
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0126/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		