



**1 GALMPTON RISE  
PENNSYLVANIA  
EXETER  
EX4 5BY**



**£325,000 FREEHOLD**



**A beautifully presented modern end link family home occupying a delightful pedestrianised position within this popular residential location. Much improved and modernised over recent years. Three bedrooms. Luxury first floor modern shower room. Reception hall. Ground floor cloakroom. Modern fitted kitchen. Light and spacious open plan lounge/dining room. Gas central heating. uPVC double glazing. Delightful enclosed rear garden enjoying a high degree of privacy. Driveway and garage. No chain. Viewing highly recommended.**

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

Canopy entrance. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Laminate wood effect flooring. Stairs rising to first floor. Door to:

### **CLOAKROOM**

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

From reception hall, doorway opens to:

### **KITCHEN**

9'2" (2.79m) x 7'10" (2.39m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with glass splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff electric oven. Four ring Neff induction hob with stainless steel splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated Neff slimline dishwasher. Plumbing and space for washing machine. Inset LED spotlights to ceiling. Large serving hatch to lounge/dining room. uPVC double glazed window to front aspect.

From reception hall, doorway opens to:

### **LOUNGE/DINING ROOM**

17'10" (5.44m) x 14'10" (4.52m) maximum reducing to 11'10" (3.61m). A light and spacious room. Laminate wood effect flooring. Radiator. Telephone point. Deep understair storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Exposed wood flooring. Door to:

### **BEDROOM 1**

14'0" (4.27m) x 8'8" (2.64m). Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

### **BEDROOM 2**

11'10" (3.61m) x 8'5" (2.57m). Exposed wood flooring. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

9'0" (2.74m) x 6'0" (1.83m). Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect again with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **SHOWER ROOM**

8'0" (2.44m) x 6'2" (1.88m). A recently fitted luxury modern shower room comprising a good size quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Large wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Heated ladder towel rail. Part tiled walls. Tiled floor with underfloor heating. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

The property benefits from occupying a corner plot site with gardens to three sides. To the front of the property is an area of lawn with dividing steps and pathway leading to the front door with courtesy light. To the right elevation is a raised area of garden laid to lawn well stocked with a variety of maturing shrubs, plants and trees. Additional pathway and steps lead to the front door. A side pathway with water tap leads to a side gate in turn providing access to the rear garden, which is a particular feature of the property, consisting of an attractive paved patio with timber seating area. Timber trellis fencing with maturing climbing plant. Shaped area of lawn. Two raised shrub beds stocked with a variety of maturing shrubs, plants, flowers and trees. The rear garden is enclosed to all sides whilst a side gate provides side access whilst a rear gate provides pedestrian access in turn providing access to garage.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

## DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and proceed straight ahead. At the traffic light/crossroad junction again proceed straight ahead onto Pennsylvania Road and proceed along. At the brow of the hill turn right into Rosebarn Lane then 1<sup>st</sup> left into Collins Road. Continue almost to the bottom of this road turning right into Widecombe Way and proceed along bearing left onto Galampton Rise where 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 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.

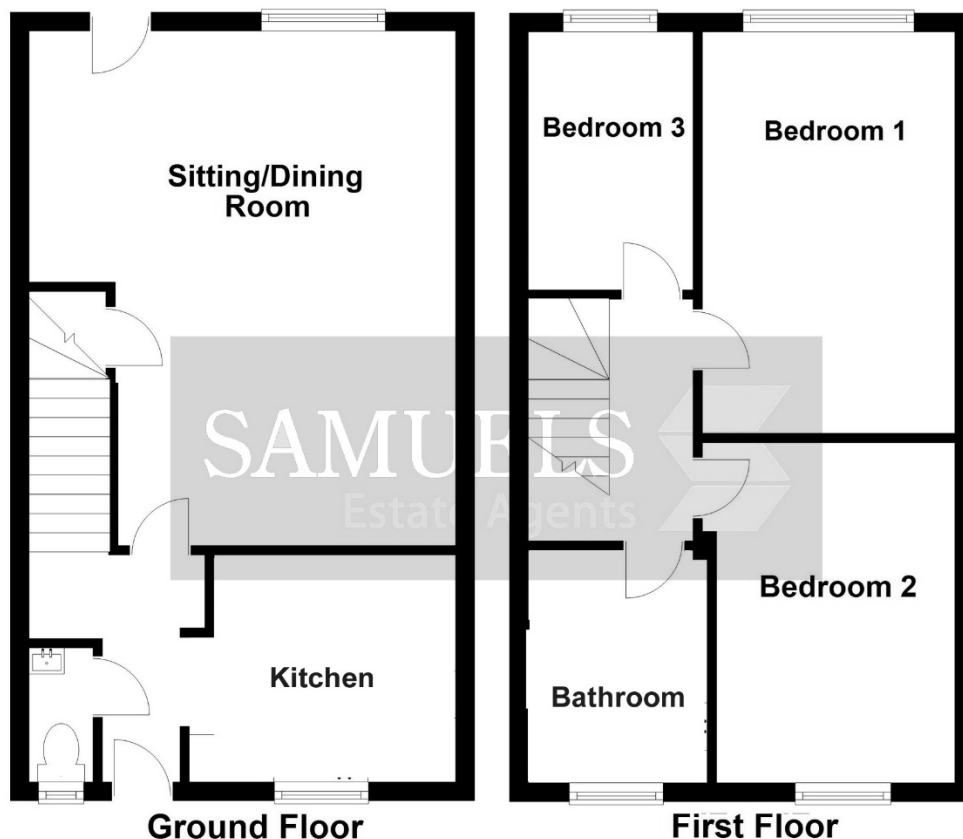
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0924/8760/AV



**Ground Floor**  
Total area: approx. 72.3 sq. metres (778.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		