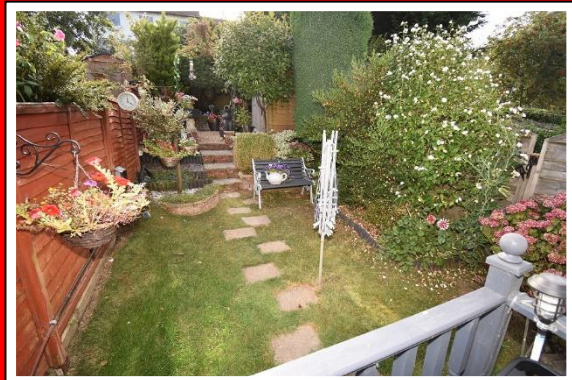
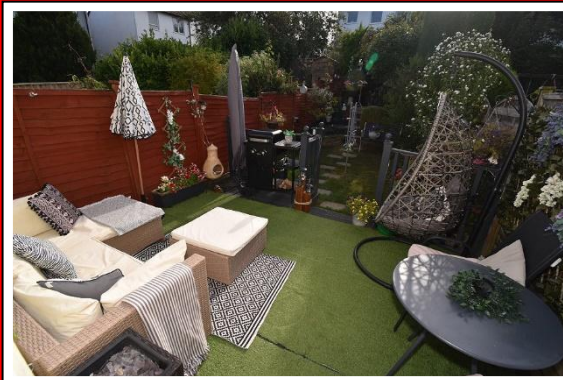




**46 ELLIOTT CLOSE
PENNSYLVANIA
EXETER
EX4 5ED**



£260,000 FREEHOLD



A well presented modern town house situated within this popular residential location providing good access to local amenities, university and Exeter city centre. Two double bedrooms. Reception hall. Spacious sitting room. Refitted modern kitchen/dining room. Modern bathroom. Integral garage. Driveway. Gas central heating. uPVC double glazing. Delightful enclosed rear garden enjoying westerly aspect. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Tiled floor. Storage cupboard. Obscure glazed internal door leads to:

RECEPTION HALL

Telephone point. Cloak hanging space. Radiator. Wall light point. Stairs rise to:

FIRST FLOOR

SITTING ROOM

15'10" (4.83m) x 12'10" (3.91m) maximum. A spacious room. Two radiators. Fireplace with raised hearth, contemporary living flame effect electric fire and wood mantel over. Telephone point. Television aerial point. Thermostat control panel. Stairs rising to second floor. Smoke alarm. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Stoke Woods and beyond. Door to:

KITCHEN/DINING ROOM

12'10" (3.91m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Tiled floor. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure double glazed door provides access to rear garden.

SECOND FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

12'10" (3.91m) maximum reducing to 9'6" (2.90m) x 12'8" (3.86m). Radiator. Built in wardrobe/cupboard with hanging rail and fitted shelving. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Stoke Woods and beyond.

From first floor landing, door to:

BEDROOM 2

12'4" (3.76m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with fitted mains shower unit over and tiled splashback. Low level WC. Wash hand basin. Part tiled walls. Radiator. Tiled floor. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is a raised area of garden laid to decorative stone chippings for ease of maintenance with rockery/flower bed. Area used as a bin store. Dividing steps and pathway lead to the front door with courtesy light. A private driveway provides parking for one vehicle in turn providing access to:

INTEGRAL SINGLE GARAGE

16'2" (4.93m) x 9'6" (2.90m) maximum. With power and light. Water tap. Housing electric meter, gas meter and consumer unit. Understair recess.

The rear garden is a particular feature of the property enjoying a westerly aspect whilst consists of a raised decked terrace. Step leads down to a neat shaped area of lawn. Flower/shrub beds well stocked with a variety of maturing flowers/shrubs and plants. Further steps lead to an area laid to decorative stone chippings for ease of maintenance. Well stocked shrub beds stocked with a variety of maturing shrubs, plants and trees. Timber shed. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Block and render

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

DIRECTIONS

From Exeter city centre continue onto Pennsylvania Road and at the traffic light junction proceed straight ahead again onto Pennsylvania Road. At the brow of the hill turn right into Rosebarn Lane and 1st left into Collins Road and continue down taking the right hand turning into Elliott 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 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.

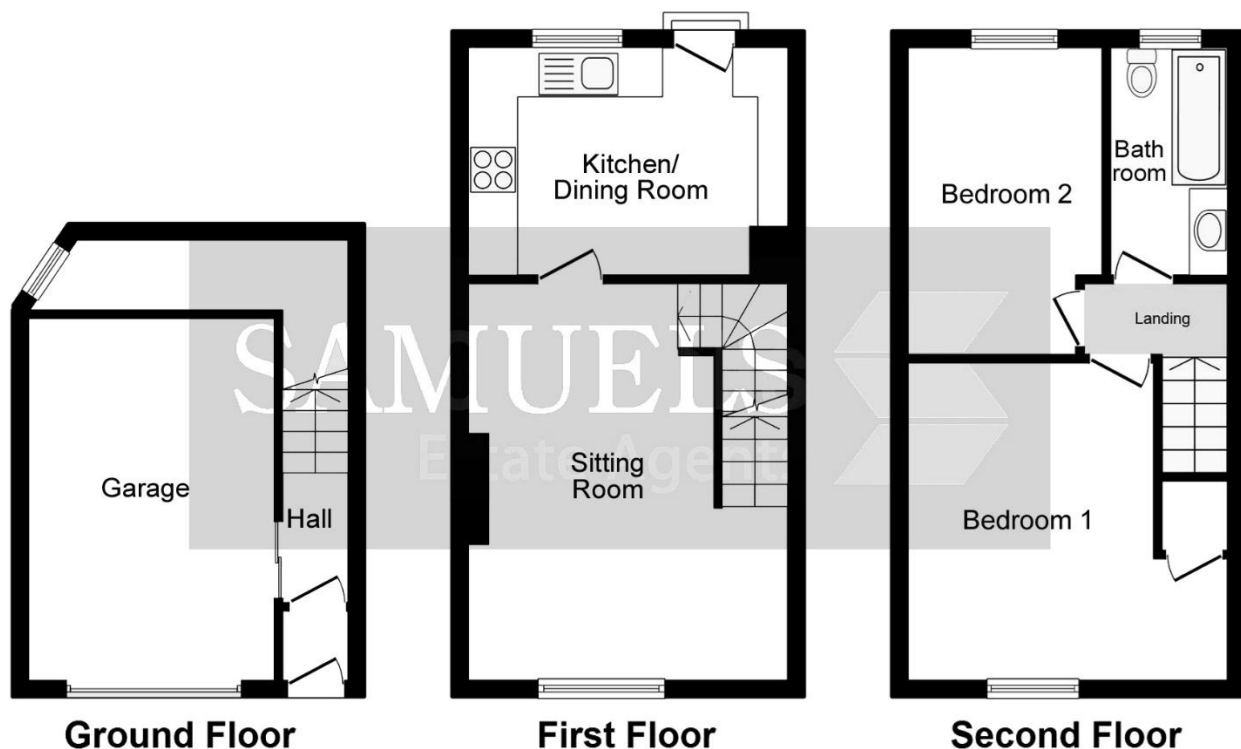
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/9022/AV



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		