



**THE GARDEN FLAT
66 PENNSYLVANIA ROAD
EXETER
DEVON
EX4 6DF**



£350,000 LEASEHOLD



A spacious garden apartment located on the ground floor of an attractive Arts and Crafts style detached house close to Exeter university, mainline stations and all city centre amenities. The flat benefits from independent access, allocated off road parking and its own mature gardens to front and rear. The accommodation briefly consists of an entrance hall, large kitchen/living room, study, studio, two double bedrooms, utility room and built-in storage. The excellent location is within close proximity of Exeter Central and St James' Park railway stations. The university and city centre are a short walk away, and the cycle path to St David's mainline station just as close. No onward chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal door, entryphone shared with two flats above.

COMMUNAL HALL

Attractive stained glass window to side aspect. Understairs cupboard housing electricity meters and fuseboard. Feature arched panelled door leads to:

RECEPTION HALL

An unusually spacious reception hall with exposed wood flooring. Telephone/broadband point and power supply. Access to storage space above bathroom ceiling. Feature high ceiling. Picture rail. Cloak hanging space. Radiator.

From reception hall, half glazed double opening doors lead to:

KITCHEN/LIVING ROOM

20'10" (6.35m) maximum x 13'10" (4.22m). An impressive room. Many character features including picture rail and high coved ceiling. Exposed wood flooring. Two radiators. Ample space for table and chairs, sofa etc. Original storage cupboard. Sealed unit double glazed French doors, with fixed side windows with opening ventilation light above, providing access and outlook to rear garden. Wall mounted coat rack.

Bespoke fitted kitchen, integrated eye level electric Stoves double oven, larder cupboard with internal lighting, slate worktops, ceramic sink set under Iroko double drainer worktop with set in Caple mixer tap, induction hob with external extraction over. Space for free standing fridge freezer and dishwasher.

From reception hall, panelled door to:

BEDROOM 1

18'0" (5.49m) maximum into bay x 13'4" (4.06m) maximum (irregular shaped room). Full of charm and character with exposed wood flooring. Radiator. Picture rail. Feature high ceiling with coving. Working fireplace currently in use. Attractive secondary glazed bay window to front aspect with outlook over front garden.

From reception hall, panelled door to:

STUDY

13'4" (4.06m) maximum x 11'8" (3.56m) maximum. A light airy room currently arranged as a study for working from home. Exposed wood flooring. Fireplace recess Stovax Stockholm 5kw multi fuel burner and slate hearth. Fitted book shelving. Inset spotlights. Overhead storage. Sealed unit double glazed French doors, with matching full height side windows and opening light for ventilation above, providing access and outlook to rear garden. Internal doorway leads to adjoining room currently arranged as a studio for working from home.

From reception hall, panelled door leads to:

BEDROOM 2

14'0" (4.27m) x 12'5" (3.78m) excluding bay. Another characterful room. Exposed wood flooring. Feature high coved ceiling. Picture rail. Four wall light points. Radiator. Secondary glazed window with outlook over front garden. Walk in bay window with further radiator. Secondary glazed bay window to front aspect with outlook over front garden.

From reception hall, panelled door leads to:

BATHROOM

7'8" (2.30m) x 6'0" (1.83m). Wide Bette steel bath with thermostatically controlled Grohe shower mixer over. Marble tiled floor with fitted electric heating under. Low level WC with concealed cistern.. Radiator. Silent extraction. Undermounted ceramic wash basin with marble surround and demister mirror over with concealed daylight strip lights and built in cupboard. Single low level scone light.

From reception hall, arched glazed door leads to:

STUDY/STUDIO ROOM

16'4" (4.98m) maximum x 8'10" (2.69m). A great room to provide a number of uses. Slate floor with underfloor heating. Radiator. Deep built in cupboard/wardrobe with electric light and double power point. Glazed window to side aspect with outlook over rear garden. Double glazed double opening doors, with opening side windows for ventilation, provide access and outlook to rear garden.

From reception hall, panelled door leads to:

UTILITY/SHOWER ROOM

6'10" (2.08m) x 5'6" (1.68m). Comprising tiled shower tray with tiled surround. Wall mounted Grohe shower mixer. Low level WC. White ceramic basin. Fitted wooden worktop over space plumbed for washing machine. Heated ladder towel rail. Tiled floor. Obscure glazed sash window to side aspect.

From reception hall, door to:

WALK IN CUPBOARD

Fitted shelving. Exposed wood flooring. Wall mounted boiler serving central heating and hot water supply (installed 2021). Electric light. Power supply. Sash window to side aspect.

OUTSIDE

A lovely feature of this property are the two gardens to front and rear which are for sole use of the owner and give the property a country living feel. The front garden is bounded by a mature native hedge of hawthorn, blackthorn, gorse, honeysuckle, roses and planted with four fruiting espalier apple trees and a semi dwarf of Bramley.

The rear garden has private access via double gates leading from the private lane. This entrance leads from the allocated parking space onto a turf drive for extra parking if required. Mature flowering and climbing plants give privacy and colour all year round, with a vegetable patch, wild-life pond and large wooden greenhouse edging a small circular lawn. Double glazed doors from every room at the back open onto the paved area, providing ample space for outdoor dining and easy all-weather access to the log store, herb garden, greenhouse and parking areas. There is also a separate tool shed and secure, covered space for bicycle storage to the side of the building with access to the main road at the front and the private lane at the back.

TENURE

Leasehold. We have been advised a lease term of 999 years was granted in 1985. 1/3 of the freehold owned by each lessee

SERVICE/MAINTENANCE CHARGE

1/3 managing agents fee (currently £1,200 per annum) plus 42% annual buildings insurance and any agreed communal expenditure.

GROUND RENT

None demanded.

COUNCIL TAX
Band A

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and up into Pennsylvania Road. The property 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 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.

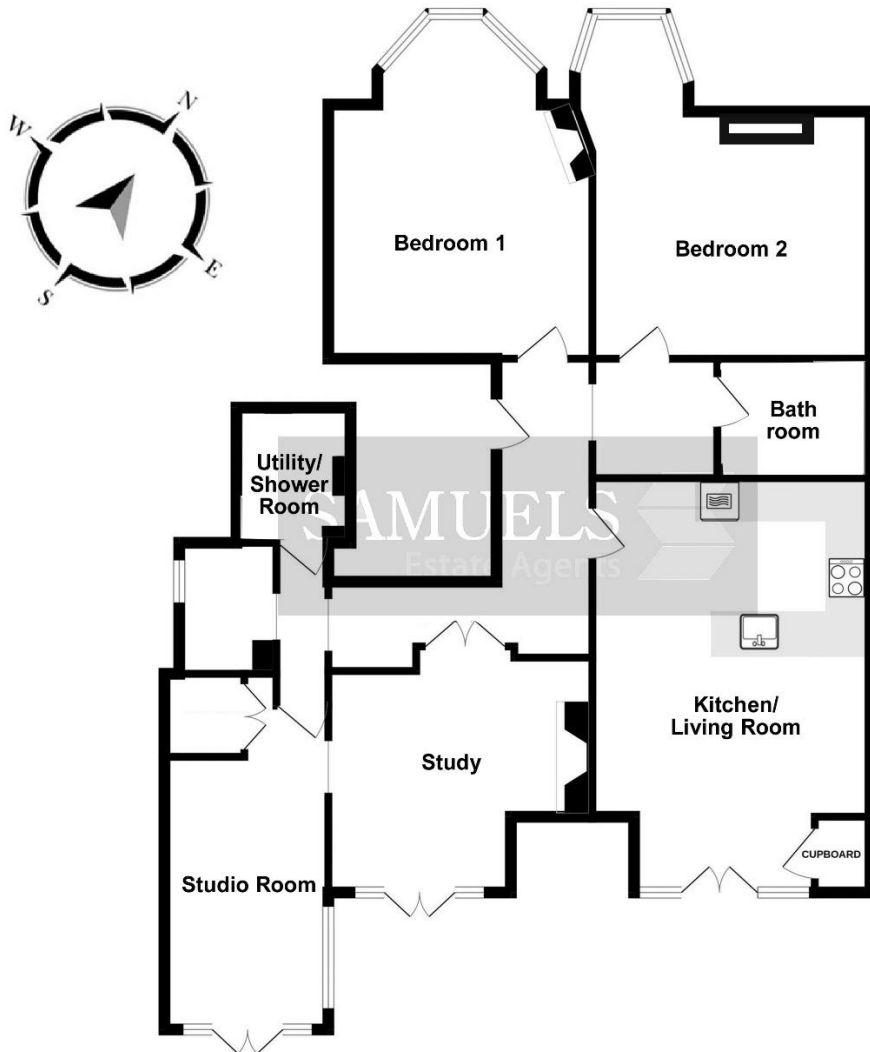
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8757/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	E		
21-38	F		
1-20	G		