



**24 ROLLESTONE CRESCENT
PENNSYLVANIA
EXETER
EX4 5EB**



£350,000 FREEHOLD



A deceptively spacious extended split level semi detached family home situated with this popular residential location providing good access to local amenities, Exeter city centre and university. Three/four bedrooms. Spacious sitting room. Kitchen. Four bedrooms. Separate dining room/bedroom four. Refitted modern shower room. Gas central heating. uPVC double glazing. Private driveway. Integral garage. Enclosed rear garden enjoying a high degree of privacy. A great versatile family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE VESTIBULE

Cloaks hanging space. Obscure glazed internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Obscure uPVC double glazed window to side aspect. Door to:

BEDROOM 2

12'6" (3.81m) x 8'6" (2.59m). Radiator. Deep understair storage cupboard. uPVC double glazed window to front aspect.

FIRST FLOOR

SITTING ROOM

15'8" (4.78m) x 10'10" (3.30m). Fitted gas fire. Television aerial point. Radiator. uPVC double glazed window, with deep sill, to front aspect with outlook over neighbouring area, parts of Stoke woods and beyond. Obscure glazed door leads to:

KITCHEN

13'0" (3.96m) x 5'10" (1.78m). Range of matching base and eye level cupboards. Single drainer sink unit with mixer tap. Work surfaces with tiled splashbacks. Space for electric cooker. Space for upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Radiator. uPVC double glazed window to rear aspect. uPVC double glazed stable style door provides access to lean to.

From sitting room, door to:

BEDROOM 4/DINING ROOM

12'6" (3.81m) x 9'6" (2.90m). Radiator. Storage cupboard with fitted shelving. uPVC double glazed window to front aspect again with outlook over neighbouring area, parts of Stoke woods and countryside beyond.

From sitting room, obscure glazed door leads to:

INNER LANDING

Access to insulated and part boarded roof space with electric pull down light. Storage cupboard housing boiler serving central heating and hot water supply. Door to:

BEDROOM 3

13'0" (3.96m) x 6'8" (2.03m). Radiator. Built in wardrobe. uPVC double glazed window to side aspect.

From inner landing, door to:

BEDROOM 1

15'8" (4.78m) x 9'6" (2.90m). Range of built in bedroom furniture consisting of triple wardrobe, double wardrobe, matching bedside units, dressing table and adjoining three drawer chest. Radiator. Obscure uPVC double glazed window to rear aspect. uPVC double glazed window to side aspect with outlook over rear garden.

From inner landing, door to:

SHOWER ROOM

A refitted modern matching white suite comprising tiled shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with cupboard and drawer space beneath. Fitted mirror. Medicine cabinet. Pelmet lighting. Low level WC with concealed cistern. Tiled floor. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a lawned area of garden with flower/shrub beds stocked with a variety of maturing shrubs, plants and trees. A private driveway provides parking for one vehicle in turn providing access to:

GARAGE

15'10" (4.83m) x 8'8" (2.64m). With power and light. Up and over door providing vehicle access. Gas and electric meters.

To the right side elevation is a pathway and steps with gate leading to the rear garden which is a particular feature of the property enjoying a high degree of privacy whilst consisting of a concrete patio. An attractive retaining wall with side steps leading to a raised area of garden laid to lawn with surrounding shrub beds well stocked with a variety of maturing shrubs, plants and trees. To the top end of the garden is a potting shed.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Rendered block

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 D (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and over the mini roundabout and proceed straight ahead up into Pennsylvania Road.

At the traffic light/crossroad junction again proceed straight ahead and at the brow of the hill turn right into Rosebarn Lane and then take the 1st left down into Collins Road. Continue down taking the 3rd right into Rolleston Crescent and proceed down where the property in question 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 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.

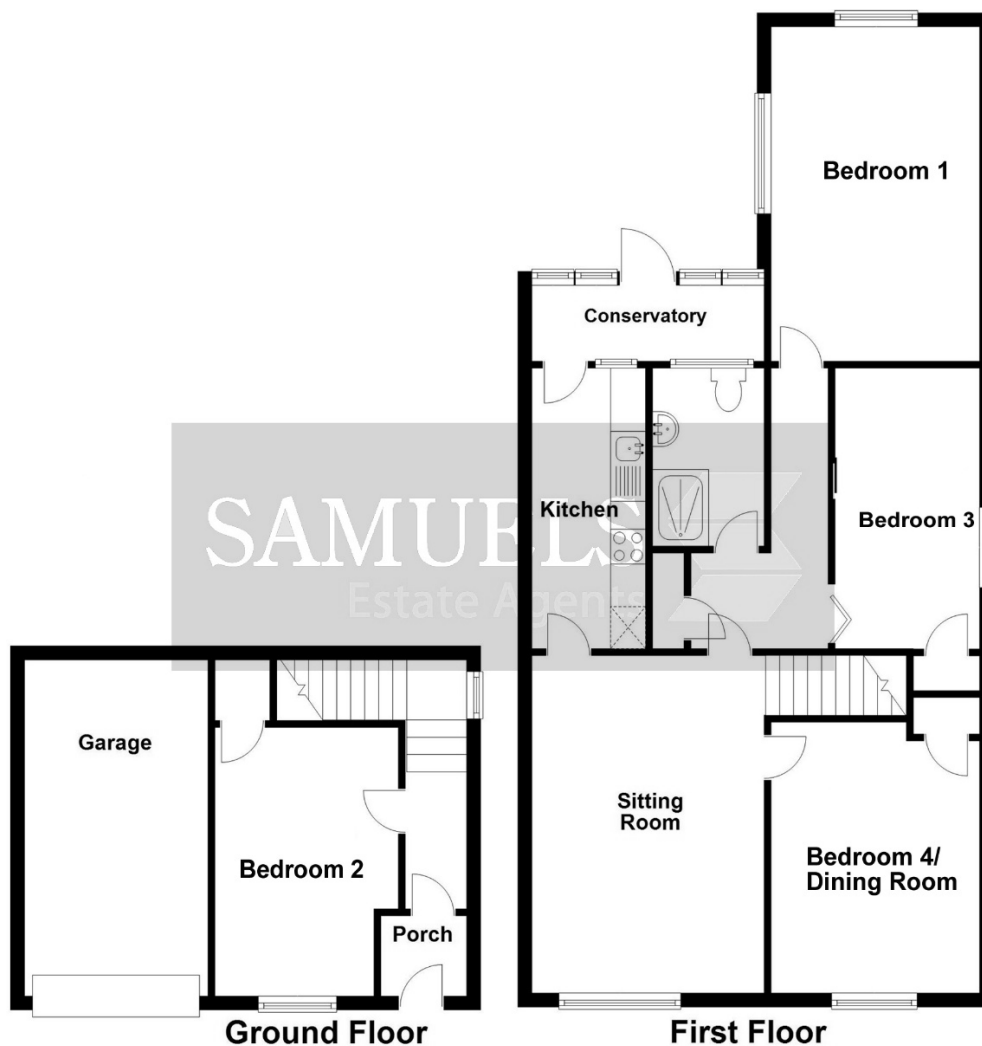
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/AV



Ground Floor **First Floor**

Total area: approx. 111.9 sq. metres (1204.2 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		