



**24 QUEENSLAND DRIVE
PENNSYLVANIA
EXETER
EX4 5AZ**



£190,000 FREEHOLD



A well presented modern end link house occupying a delightful position with pleasant outlook over neighbouring area beyond. Double bedroom. First floor modern bathroom. Entrance vestibule. Sitting room. Modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden with timber shed. A great first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Cloaks hanging space. Electric consumer unit. Cupboard housing gas meter. Internal door leads to:

SITTING ROOM

11'4" (3.45m) x 11'10" (3.61m) maximum reducing to 9'0" (2.74m). Laminate wood effect flooring. Radiator. Television aerial point. Telephone point. Understair storage cupboard. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

KITCHEN/BREAKFAST ROOM

11'10" (3.61m) x 6'0" (1.83m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Space for small table and chairs. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Storage cupboard with fitted shelving. Additional storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

10'4" (3.15m) excluding door recess x 8'10" (2.69m) excluding wardrobe space. Radiator. Built in wardrobe with fitted shelf, hanging rail and electric heater. uPVC double glazed windows to both rear and side aspects with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

6'2" (1.88m) x 5'6" (1.68m). A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment and tiled splashback. Wash hand basin. Low level WC. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front/side of the property is an area of garden laid to lawn with dividing pathway leading to the front door. Side gate leads to the rear garden which is mostly laid to paving with section of garden laid to decorative stone chippings for ease of maintenance. Timber shed. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 B (Exeter)

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 up into Pennsylvania Road and continue to the top of the hill turning right down into Stoke Valley Road. Continue down almost the bottom of this road turning left into Queensland Drive 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.

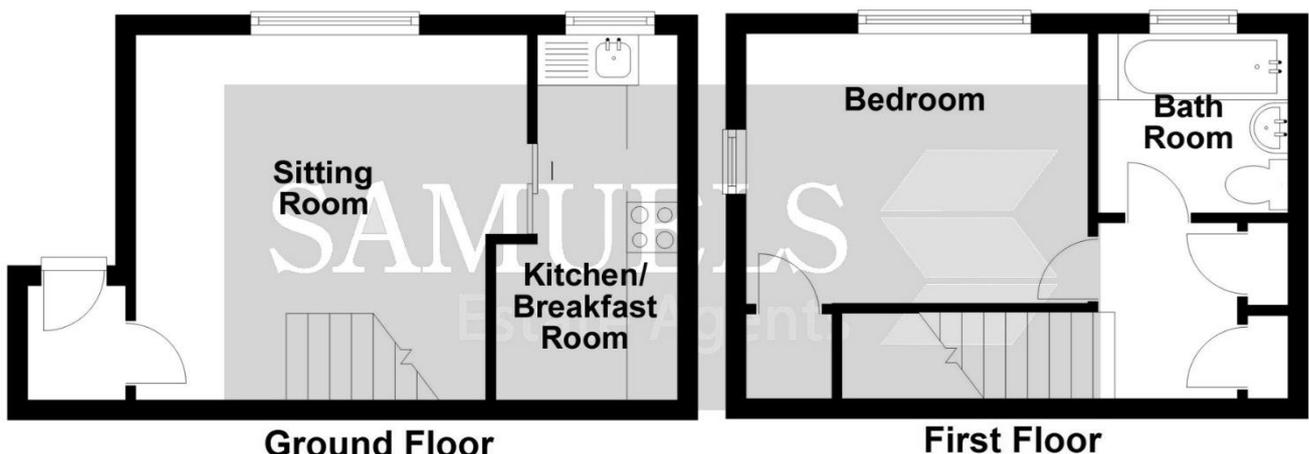
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0126/9114/AV



Total area: approx. 40.1 sq. metres (431.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		