



**14 CANBERRA CLOSE
PENNSYLVANIA
EXETER
EX4 5BA**

PROOF COPY



£165,000 FREEHOLD



A well appointed modern end link house occupying a delightful cul-de-sac position whilst situated within close proximity to local amenities, countryside walks and Exeter city centre. Double bedroom. First floor bathroom. Lounge/dining room. Kitchen. uPVC double glazing. Open plan front garden. Parking space. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

LOUNGE/DINING ROOM

13'10" (4.22m) x 13'6" (4.11m) maximum. Wall mounted living flame effect gas fire. Television aerial point. Telephone point. Three wall light points. Electric consumer unit. Storage cupboard. Understair storage cupboard. Stairs rising to first floor. Smoke alarm. uPVC double glazed bay window, with deep sill, to front aspect. Door leads to:

KITCHEN

7'0" (2.13m) x 4'10" (1.47m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Single drainer sink unit. Fitted oven. Four ring gas hob with filter/extractor hood over. Space for upright fridge freezer. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

BEDROOM

13'10" (4.22m) x 7'6" (2.29m) excluding wardrobe recess. Built in double wardrobe. Built in single wardrobe. uPVC double glazed windows to both front and side aspects with outlook over neighbouring area and beyond.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 5'6" (1.68m) excluding recess. Comprising wood panelled bath with mixer tap including shower attachment. Wash hand basin. WC. Tiled wall surround. Electric wall heater. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property benefits from an open plan front garden and a private parking space.

TENURE

Freehold

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and over the mini roundabout proceeding straight ahead up into Pennsylvania Road. At the traffic light crossroad junction proceed straight ahead again into Pennsylvania Road to the brow of the hill turning right into Rosebarn Lane and take the 1st left down into Collins Road. Continue down taking the 3rd left into Stoke Valley Road then 1st right into Queensland Drive take the 1st left into Canberra 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 check 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/0224/8591/AV**



Ground Floor

First Floor

Approximate Gross Internal Area = 43.7 sq m / 470 sq ft



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		