



**4 MICHIGAN WAY  
PENNSYLVANIA  
EXETER  
EX4 5EU**



**OFFERS IN EXCESS OF £360,000 FREEHOLD**



**An extended well proportioned detached family home occupying a delightful cul-de-sac position within close proximity to Exeter city centre and university. Four/five bedrooms. Ensuite bathroom to master bedroom. Family bathroom. Ground floor cloakroom. Light and spacious lounge/dining room. Kitchen. Office/play/family room/bedroom five. Gas central heating. uPVC double glazing. Brick paved private driveway. Garage. Enclosed rear garden. Fine outlook and views over neighbouring area and beyond. No chain. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE PORCH**

Tiled floor. Cloak hanging space. uPVC double glazed window to front aspect. Obscure uPVC double glazed door leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Stairs rising to first floor. Radiator. Deep understair storage cupboard with electric light. Door to:

### **CLOAKROOM**

Comprising WC. Wash hand basin with storage cupboard beneath. Half height tiled walls. Laminate wood effect flooring. Electric consumer unit. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **LOUNGE/DINING ROOM**

25'8" (7.82m) x 10'10" (3.30m) maximum reducing to 8'0" (2.44m) dining room end. A light and spacious room. Two radiators. Laminate wood effect flooring. Television aerial point. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect. Double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

8'10" (2.69m) x 8'10" (2.69m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted electric oven with four ring electric hob and filter/extractor hood over. Recess for upright fridge freezer. Plumbing and space for washing machine. Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

### **OFFICE/PLAY/FAMILY ROOM/BEDROOM 5**

14'5" (4.37m) x 8'2" (2.49m). A room to provide a number of uses. Laminate wood effect flooring. Telephone point. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

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

### **BEDROOM 1**

15'6" (4.72m) x 8'4" (2.54m). Radiator. uPVC double glazed window to front aspect. Door leads to:

### **ENSUITE BATHROOM**

8'2" (2.49m) x 5'6" (1.68m). A matching white suite comprising tiled panelled bath with modern style mixer tap and fitted electric shower unit over. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **BEDROOM 2**

14'2" (4.32m) x 10'2" (3.10m) maximum. Radiator. uPVC double glazed window to rear aspect with fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

### **BEDROOM 3**

11'2" (3.40m) x 9'2" (2.79m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 4**

8'2" (2.49m) x 7'10" (2.39m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

6'10" (2.08m) x 5'6" (1.68m). A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Part tiled walls. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property occupies a corner plot site with gardens to three sides. Directly to the front are two attractive brick paved driveways providing parking for two vehicles part of which provides access to:

### **GARAGE**

To the left side elevation of the property is a brick paved pathway with good size side shrub bed stocked with a variety of maturing shrubs, plants and bushes. Pathway and steps lead down to the rear garden which is mostly laid to decorative stone chippings for ease of maintenance. Raised shrub beds.

**TENURE  
FREEHOLD**

**MATERIAL INFORMATION**

Construction Type: Brick  
Mains: - Water, drainage, electric, gas  
Heating: Gas Central Heating  
Mobile: Indoors: EE, Three, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely  
Broadband: Standard & Ultrafast available.  
Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk  
Mining: No risk from mining  
Council Tax: Band E

**DIRECTIONS**

From Samuels Estate Agent's Longbrook Street office proceed down the hill to the mini roundabout and continue straight across into Pennsylvania Road. At the traffic light crossroad junction continue ahead, until reaching the top and continue around taking the second right into Stoke Valley Road, then first right into Florida Drive and next right into Michigan Way.

**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/1123/8531/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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		