

**42 ALDRIN ROAD
PENNSYLVANIA
EXETER
EX4 5DN**

PROOF COPY



OFFERS IN EXCESS OF £490,000 FREEHOLD



A deceptively spacious extended detached family home occupying a highly desirable residential location with private driveway, garage and good size mature rear garden. Well proportioned family living accommodation. Three double bedrooms. Ensuite bathroom to master bedroom. Balcony/sun terrace. Family bathroom. Large 'L' shape sitting room. Well proportioned kitchen/dining/family room. Utility room. Cloakroom. Fine outlook and views over neighbouring area and countryside beyond. Gas central heating. uPVC double glazing. Solar panel system. Highly convenient position providing good access to local amenities, university and Exeter city centre. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Obscure uPVC double glazed windows to both front and side aspects. Inset LED spotlights to ceiling. Obscure glass panelled door, with matching side panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Stairs leading to:

LOWER GROUND FLOOR HALLWAY

Thermostat control panel. Smoke alarm. Airing/linen cupboard, with fitted shelving, housing boiler serving central heating and hot water supply. Additional deep storage cupboard, with fitted shelving, housing electric consumer unit. Deep walk in understair storage cupboard (restricted head height access) previously used as a small child's playroom/storage area with electric light.

From hallway door to:

CLOAKROOM

Low level WC. Wash hand basin. Half height tiled walls surround. Radiator. Inset halogen spotlight to ceiling. Large fitted mirror. Obscure uPVC double glazed window to side aspect.

From hallway, obscure glass panelled door leads to:

SITTING ROOM

18'10" (5.74m) maximum x 19'5" (5.92m) maximum reducing to 9'10" (3.0m). A well proportioned 'L' shaped room with marble effect fireplace, raised hearth, inset living flame effect gas fire, wood surround and mantel over. Two radiators. Four wall light points. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Large square opening to:

KITCHEN/DINING/FAMILY ROOM

27'2" (8.28m) x 9'0" (2.74m). Again a well proportioned room with range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces, incorporating breakfast bar, with tiled splashbacks. Double bowl sink unit with single drainer and mixer tap. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Two radiators. Ample space for table and chairs. Obscure uPVC double glazed window to side aspect. Feature archway opens to sitting room. uPVC double glazed window to rear aspect with outlook over rear garden. Sealed unit double glazed door provides access to rear garden. Double glazed sliding patio door provides access and outlook to rear garden. Large square opening to:

UTILITY ROOM

11'0" (3.35m) maximum x 8'8" (2.64m). Further range of base, cupboards. Upright storage unit and display shelving. Marble effect roll edge work surfaces. Wine rack. Space for double width fridge freezer. Additional storage cupboard. Radiator. Obscure glazed door to hallway. Plumbing and space for washing machine. Obscure uPVC double glazed door to side aspect.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

20'6" (6.25m) maximum reducing to 14'2" (4.32m) to wardrobe space x 12'0" (3.66m). A light and spacious room fitted with a range of built in bedroom furniture consisting of two double wardrobes, one triple wardrobe, bedside unit, range of overhead storage cupboards, fitted dressing table and five drawer chest. Two radiators. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond. uPVC double glazed double opening doors lead to:

BALCONY/TERRACE

15'8" (4.78m) x 6'0" (1.83m). Tiled floor. Steel railing surround. Outside light. Enjoying fine outlook over rear garden, neighbouring area and countryside beyond.

From bedroom 1, doorway opens to:

ENSUITE BATHROOM

7'10" (2.39m) x 5'10" (1.78m). A matching white suite comprising tiled panelled bath with central mixer tap including shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard and drawer space beneath. Large fitted medicine cabinet with inset lighting. Additional upright storage cupboard with fitted shelving. Low level WC. Tiled wall surround. Heated ladder towel rail. Extractor fan.

From first floor landing, door to:

BEDROOM 2

17'4" (5.28m) maximum x 10'8" (3.25m) maximum. Two radiators. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond. uPVC double glazed door provides access to balcony/terrace.

From first floor landing, door to:

BEDROOM 3

13'6" (4.11m) x 9'2" (2.79m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

11'0" (3.35m) x 6'4" (1.93m) excluding recess. A matching suite comprising tiled panelled bath with modern style mixer tap. Wash hand basin set in vanity unit with range of cupboard and drawer space beneath. Large fitted mirror. Two medicine cabinets with fitted shelving and inset lighting. Low level WC. Tiled shower enclosure with fitted electric shower unit. Tiled wall surround. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of lawn with surrounding shrub beds well stocked with a variety of maturing shrubs, plants and trees. Steps and pathway lead to the front door. A private driveway provides parking in turn providing access to **single garage**.

Between the property and garage is a side gate with steps and pathway leading to the rear garden, which is a particular feature of the property, consisting of a raised timber decked terrace with outside lighting and water tap leading to a paved patio with brick built barbecue. Additional raised decked terrace with ornamental pond. Area designated to soft fruit/vegetable growing leading on to an extensive lawned area of garden well stocked with a variety of maturing shrubs, plants and trees.

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, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water –Low risk

Mining: No risk from mining

Council Tax: Band D

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout, and proceed straight ahead. At the traffic light junction again proceed straight ahead up into Pennsylvania Road. At the brow of the hill turn right into Rosebarn Lane then 1st left into Collins Road, proceed down taking the 2nd right into Aldrin Road where the property in question will be found on the left 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.

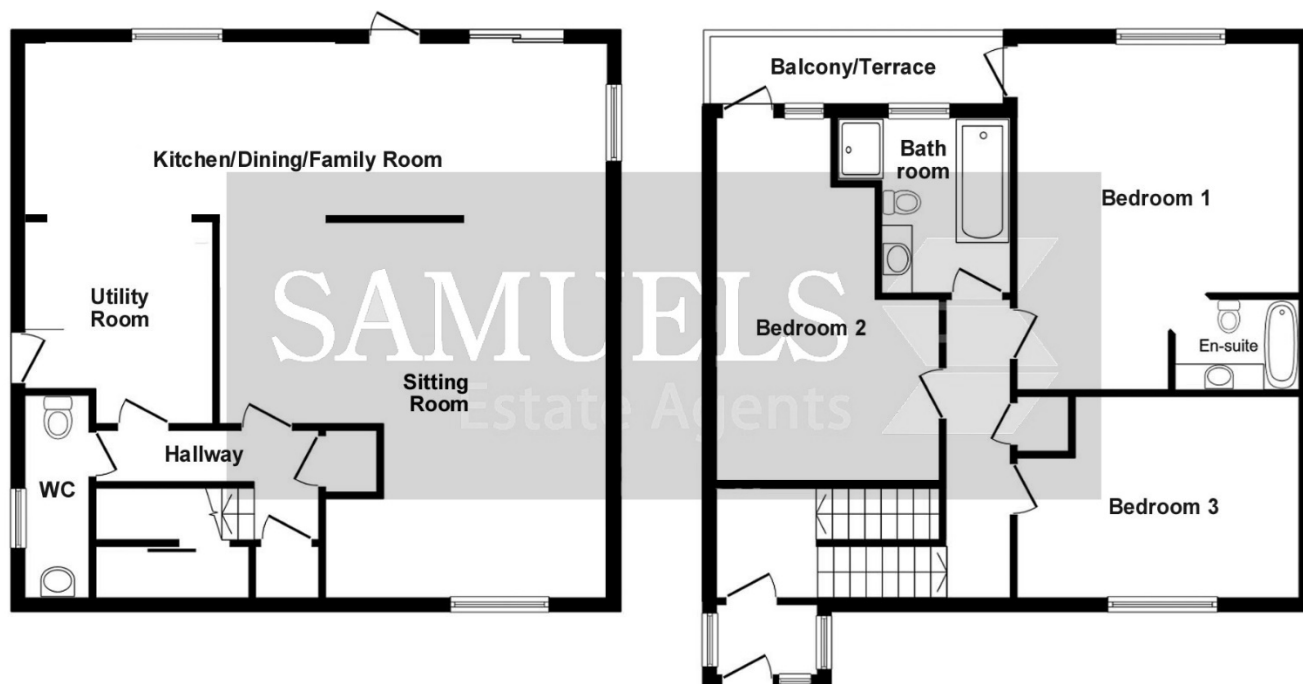
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1124/8799/AV



Floor plan for illustration purposes only – not to scale



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