



**94 STOKE VALLEY ROAD
PENNSYLVANIA
EXETER
EX4 5ER**

PROOF COPY



GUIDE PRICE £650,000 FREEHOLD



An opportunity to acquire a fabulous much improved and extended detached family home whilst presented in superb decorative order throughout. Four/five bedrooms. Luxury ensuite shower room to master bedroom. Refitted modern family bathroom. Spacious sitting room. Dining room. Modern kitchen/breakfast room. Utility room. Shower/cloakroom. Ground floor study. Ground floor family room/bedroom five. Good size lawned gardens to three sides. Private driveway providing parking for two vehicles. Double garage. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area and beyond. Desirable residential location providing good access to local amenities, university and Exeter city centre. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Composite front door, with inset obscure double glazed panel, leads to:

RECEPTION HALL

Quality laminate wood effect flooring. Radiator. Stairs rising to first floor. Understair storage cupboard and drawers. LED spotlights to ceiling. Additional storage cupboard with hanging rail and electric light. Door leads to:

DINING ROOM

15'10" (4.83m) x 10'0" (3.05m). Quality laminate wood effect flooring. Radiator. Two wall light points. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. uPVC double glazed window to front aspect with bespoke window shutters. Large square opening to:

SITTING ROOM

16'8" (5.08m) x 15'10" (4.83m) maximum. A light and spacious room. Laminate wood effect flooring. Television aerial point. Telephone point. Two radiators. Attractive slate effect tiled fireplace with raised hearth, inset wood burning stove and wood mantel over. uPVC double glazed window to side aspect with bespoke window shutters. Further uPVC double glazed window to side aspect again with bespoke window shutters and file outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

FAMILY ROOM/BEDROOM FIVE

8'10" (2.69m) x 8'6" (2.59m). A room to provide a number of uses. Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed window to side aspect with bespoke window shutters.

From reception hall, door to:

STUDY

8'10" (2.69m) x 6'10" (2.08m). Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

26'0" (7.92m) x 7'10" (2.39m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Stoves range cooker with double width filter/extractor hood over. Integrated Neff dishwasher. Integrated upright fridge freezer. Upright storage cupboard. Additional integrated fridge. Range of larder cupboards. Fitted breakfast bar. Tiled flooring. Radiator. uPVC double glazed window to side aspect with outlook over garden. Doorway opens to:

SIDE LOBBY

Radiator. Tiled floor. Cloak hanging space. Upright storage cupboard. Fitted wood effect work surface. Wall mounted boiler serving central heating and hot water supply (installed 2021). uPVC double glazed window to side aspect with outlook over garden. uPVC double glazed door provides access to side garden. Door leads to:

UTILITY ROOM

7'0" (2.13m) x 4'0" (1.22m). Fitted wood effect work surface. Plumbing and space for washing machine. Further appliance space. Tiled floor. uPVC double glazed window to rear aspect with outlook over rear garden. Door leads to:

CLOAKROOM/SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted electric shower unit. Wash hand, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled floor. Tiled wall surround. Fitted mirror. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Linen cupboard with fitted shelving. Door to:

BEDROOM 1

16'0" (4.88m) x 10'0" (3.05m). Again a light and spacious room. Radiator. uPVC double glazed window to side aspect with bespoke window shutters and outlook over neighbouring area. uPVC double glazed window to side aspect with bespoke window shutters offering fine outlook over neighbouring, parts of Exeter and beyond. Door leads to:

ENSUITE SHOWER ROOM

7'10" (2.39m) x 5'4" (1.63m). A luxury refitted modern shower room comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin, with traditional style mixer tap, set on vanity unit with cupboard space beneath. Low level WC. Tiled floor. Tiled wall surround. Shaver point. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

BEDROOM 2

14'0" (4.27m) excluding wardrobe space x 8'6" (2.59m). Built in double wardrobe. Two uPVC double glazed windows to side aspect with bespoke window shutters.

From first floor landing, door to:

BEDROOM 3

11'0" (3.35m) excluding wardrobe space x 7'10" (2.39m). Radiator. Built in wardrobe. uPVC double glazed window to side aspect with bespoke window shutters.

From first floor landing, door to:

BEDROOM 4

7'10" (2.39m) x 7'0" (2.13m) excluding wardrobe space and door recess. Radiator. Built in wardrobe. uPVC double glazed window to side aspect with bespoke window shutters.

From first floor landing, door to:

BATHROOM

8'10" (2.69m) x 7'0" (2.13m). Again a luxury modern refitted suite comprising free standing oval shape bath with modern style mixer tap including shower attachment. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Quadrant shower enclosure with fitted mains shower unit. Heated ladder towel rail. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

The property benefits from occupying an end plot position with gardens to four sides. The property is approached via a driveway providing parking for approximately two vehicles in turn providing access to:

DOUBLE GARAGE

16'8" (5.08m) x 16'0" (4.88m). Power and light. Electronically operated roller front door. Electric consumer unit. Gas meter.

Directly to the front of the property is a raised area of garden laid to lawn with surrounding maturing shrubs and plants. Dividing steps and pathway lead to the front door with outside lighting. Pathway extends to a side gate in turn providing access to the rear garden, which is a particular feature of the property, which enjoys a high degree of privacy whilst consisting of a good size paved patio. Steel framed pergola. Outside lighting. Power points. Water tap. Side steps lead to a patio terrace and attractive summer house. To the right side elevation of the property is a further area of garden laid to decorative chipped slate for ease of maintenance with a variety of maturing shrubs, plants and bushes. Pathway then leads to a side patio and timber decked terrace leading to a good size shaped area of lawn again with surrounding maturing shrub beds. Additional outside lighting and water tap.

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 F

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 into Pennsylvania Road and proceed almost to the very top of this road turning right down into Stoke Valley Road, 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.

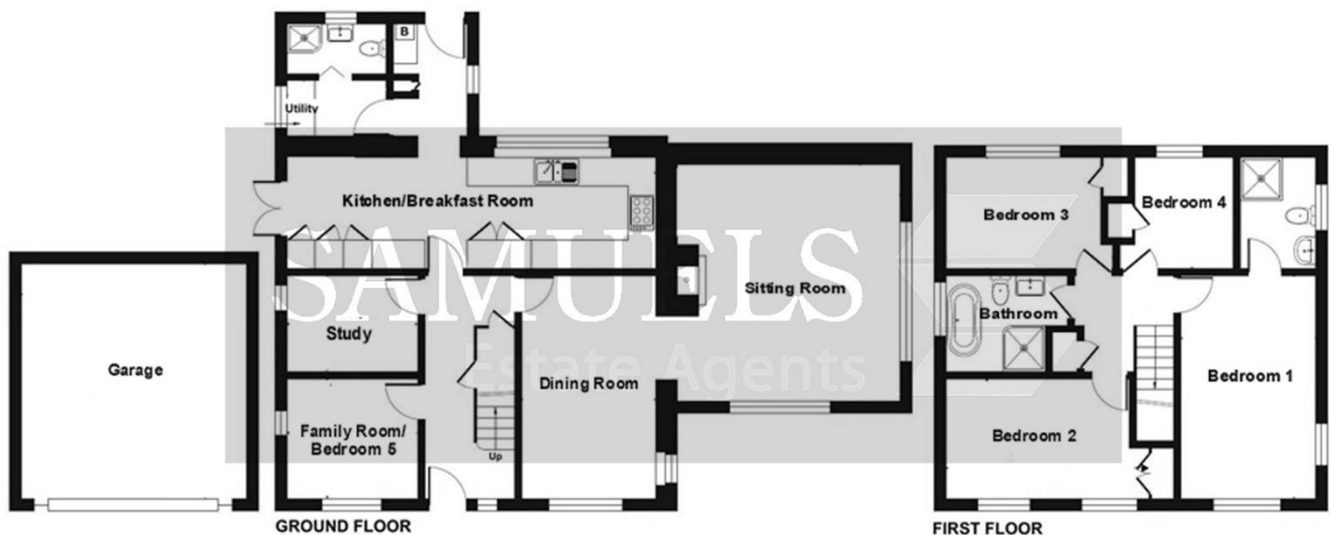
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8777/AV



Approximate Area = 1666 sq ft / 154.7 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 1930 sq ft / 179.2 sq m

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		