



**17 SHEPPARD ROAD
PENNSYLVANIA
EXETER
EX4 5DD**



£400,000 FREEHOLD



An opportunity to acquire a light and spacious detached bungalow occupying a generous corner plot site with well kept and maintained gardens to three sides. Occupying a highly desirable residential location convenient to local amenities, woodland walks and Exeter city centre. Presented in good decorative order throughout. Reception hall. Two double bedrooms. Lounge/dining room. Modern kitchen/breakfast room. Modern shower room. Gas central heating. uPVC double glazing. Driveway and garage. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance. Attractive composite front door, with inset frosted double glazed panel, leads to:

RECEPTION HALL – 'L' SHAPE

Laminate wood effect flooring. Radiator. Access to roof space which is insulated, has an electric light and PIV (positive input ventilation system). Cloak hanging space. Thermostat control panel. Smoke alarm. Linen cupboard with fitted shelving also housing gas meter and boiler serving central heating and hot water supply. Quality laminate wood effect flooring. Door to:

LOUNGE/DINING ROOM

16'10" (5.13m) x 11'10" (3.61m). A light and spacious room. Marble effect fireplace with raised hearth, inset living flame effect electric fire, wood surround and mantel over. Radiator. Telephone point. Television aerial point. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

10'2" (3.10m) x 9'0" (2.74m). A refitted modern kitchen comprising a range of matching gloss fronted base, drawer and eye level cupboards. Quality laminate wood effect flooring. Granite effect work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring induction hob with stainless steel splashback and filter/extractor hood over. Integrated washing machine. Radiator. Space for upright fridge freezer. Space for small table and chairs. Inset LED spotlights to ceiling. Electric consumer unit. uPVC double glazed window to front aspect with outlook over front garden. Obscure uPVC double glazed door provides access to side elevation.

From reception hall, door to:

BEDROOM 1

12'0" (3.66m) x 10'4" (3.15m). A well proportioned room. Radiator. Deep built in wardrobe with hanging rail and fitted shelf. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

BEDROOM 2

9'10" (3.0m) x 9'0" (2.74m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

SHOWER ROOM

7'0" (2.13m) x 5'10" (1.78m). A refitted modern suite comprising good size quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Part tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

The property benefits from occupying a fabulous corner plot site with gardens to three sides. The front garden consists of a neat shaped area of lawn with surrounding shrub beds and well maintained hedgerow. Dividing pathway leads to side elevation which consists of a raised area of lawn with shrub beds. Wide pathway laid to chipped slate providing access to front door with courtesy light and in turn leading to the rear garden. The rear garden enjoys a westerly aspect and again consists of a large seating area laid to decorative chipped slate for ease of maintenance. Outside lighting. Retaining wall with side steps leads to a neat shaped area of lawn and timber decked terrace with surrounding shrub beds. The rear garden is enclosed to all sides and enjoys a high degree of privacy. A side courtesy door provides access to:

SINGLE GARAGE

Electronically operated roller front door providing vehicle access. Power and light.

Directly in front of the garage is a private driveway.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and Vodafone voice and data likely, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data 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 C (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and over the mini roundabout into Pennsylvania Road. At the traffic light/crossroad junction proceed straight ahead again into Pennsylvania Road and continue to the brow of the hill turning right into Rosebarn Lane then 1st left into Collins Road. Continue down taking the 2nd left into Sheppard Road proceed along and the property in question will be found on the right hand side (pedestrianised position).

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.

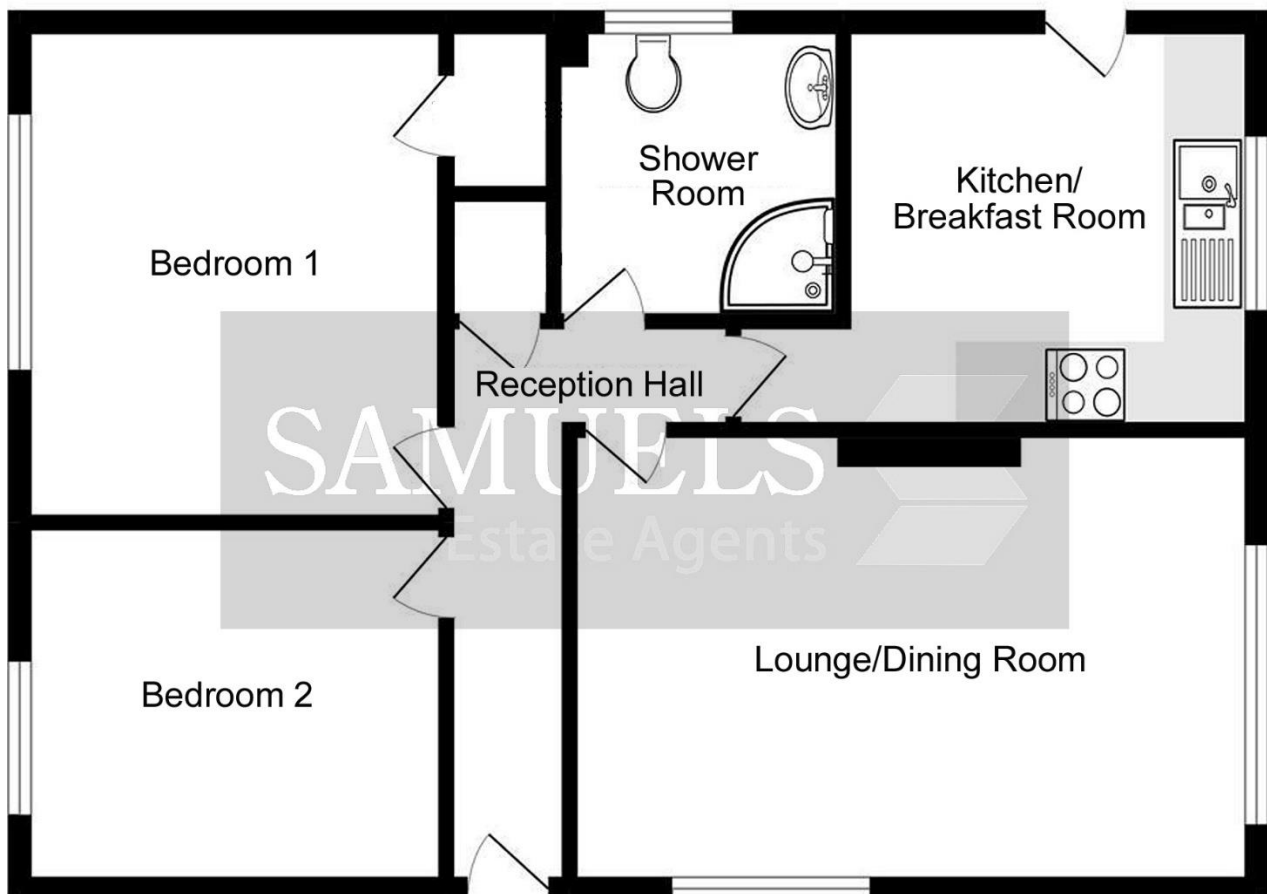
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8872/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		