

**84 COLLINS ROAD
PENNSYLVANIA
EXETER
EX4 5DB**



£270,000 FREEHOLD



A stylish three storey mid terraced townhouse occupying a highly convenient position providing good access to local amenities, university and Exeter city centre. Presented in good decorative order throughout. Three bedrooms. Modern bathroom. Reception hall. Sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Private driveway. Enclosed rear garden enjoying south westerly aspect. Pleasant outlook and views over neighbouring area onto Stoke Woods. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

ENTRANCE HALL

Cloak hanging space. Inset LED spotlight to ceiling. Door to:

BEDROOM 3

15'10" (4.83m) x 8'6" (2.59m) excluding wardrobe space and recess. Radiator. Cupboard housing electric meter, gas meter and electric consumer unit. Understair storage cupboard. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area.

FIRST FLOOR LANDING

Opens to:

SITTING ROOM

16'0" (4.88m) x 12'10" (3.91m) maximum reducing to 9'10" (3.0m). A light and spacious room. Radiator. Television aerial point. Telephone point. Thermostat control panel. Smoke alarm. Stairs rising to second floor. uPVC double glazed window to front aspect with fine outlook over neighbouring area including Stoke Woods. Obscure glass panelled door leads to:

KITCHEN/DINING ROOM

12'10" (3.91m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring induction hob with decorative tiled splashback and filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Upright storage cupboard housing boiler serving central heating and hot water supply. Engineered oak wood flooring. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure uPVC double glazed door provides access to rear garden. (

SECOND FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

12'8" (3.86m) x 12'10" (3.91m) maximum reducing to 9'6" (2.90m). A light and spacious room. Radiator. Deep built in wardrobe. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Stoke Woods and beyond.

From second floor landing, door to:

BEDROOM 2

12'2" (3.71m) x 7'8" (2.30m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From second floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with fitted mains shower unit over, glass shower screen and tiled splashback. Traditional wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance with private driveway providing parking for vehicle. The rear garden enjoys a south westerly aspect whilst consists of an attractive paved patio with outside light. Retaining wall with side steps lead to a raised area of lawn. Additional patio. Timber shed. The rear garden is enclosed to all sides whilst a rear gate provide pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-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 proceeding straight ahead up into Pennsylvania Road. At the traffic light/crossroad junction again continue straight ahead and almost to the top of the hill turning right into Rosebarn Lane then 1st left down into Collins Road, continue down to the lower end of this road and the property in question will be found on the right 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 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/0725/9004/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		