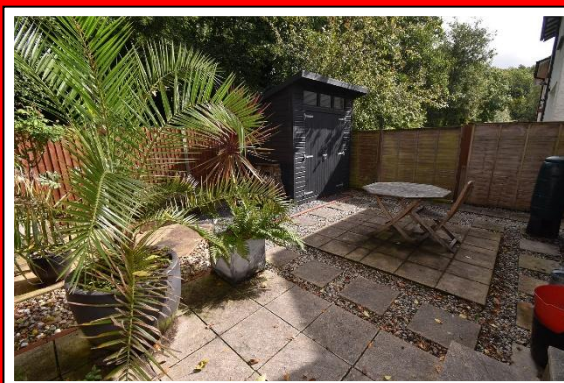




**14 PERTH CLOSE  
PENNSYLVANIA  
EXETER  
EX4 5BB**



**£360,000 FREEHOLD**



**A well presented four bedroom semi detached family house occupying a delightful position with pleasant outlook over neighbouring tree lined bridle path. Good decorative order throughout. Four bedrooms. First floor bathroom. Separate cloakroom. Entrance hall. Sitting room. Separate dining room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Attractive brick/block paved private driveway providing ample parking. Integral garage. Enclosed landscaped rear garden providing ease of maintenance. Popular residential location convenient to Exeter city centre. Viewing highly recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE HALL**

Radiator. Cloaks hanging space. Obscure uPVC double glazed window to side aspect. Obscure glass panelled internal door leads to:

### **SITTING ROOM**

15'0" (4.57m) x 11'2" (3.40m). Radiator. Two television aerial points. Telephone point. Thermostat control panel. Stairs rising to first floor. Coved ceiling. Smoke alarm. uPVC double glazed window to front aspect. Obscure glass panelled door leads to:

### **DINING ROOM**

11'2" (3.40m) x 7'8" (2.30m). Radiator. Television aerial point. Coved ceiling. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From sitting room, obscure glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

11'0" (3.35m) x 8'0" (2.44m). A modern kitchen comprising a range of matching base, drawer and eye level units with concealed lighting. 1½ bowl sink unit with single drainer and traditional style mixer tap. Solid beech wood roll edge work surfaces with tiled splashbacks. Fitted double oven/grill. Induction electric hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Integrated fridge. Space for small table and chairs. Radiator. Coved ceiling. Part Obscure uPVC double glazed door to side elevation. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR LANDING**

Radiator. Access to insulated and part boarded roof space with electric light. Smoke alarm. Door to:

#### **BEDROOM 1**

12'0" (3.66m) maximum into wardrobe space x 10'1" (3.07m). Radiator. Television aerial point. Range of built in wardrobes with mirror fronted doors providing hanging and shelving space. Deep storage cupboard. Coved ceiling. uPVC double glazed window to front aspect.

From first floor landing, door to:

#### **BEDROOM 2**

10'1" (3.07m) x 8'0" (2.44m). Exposed wood flooring. Radiator. Television aerial point. Coved ceiling. Smoke alarm. Built in cupboard/wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring tree lined bridle path.

From first floor landing, door to:

#### **BEDROOM 3**

9'5" (2.87m) maximum reducing to 6'6" (1.98m) x 8'0" (2.44m). Exposed wood flooring. Radiator. Television aerial point. Coved ceiling. Smoke alarm. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring tree lined bridle path.

From first floor landing, door to:

#### **BEDROOM 4**

9'5" (2.87m) x 6'8" (2.03m). Radiator. Coved ceiling. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled Jacuzzi style bath with folding glass shower screen, fitted mains shower unit. Wash hand basin set in vanity unit with cupboard and shelving beneath. Modern style mixer tap. Tiled floor. Heated ladder towel rail. Tiled wall surround. Inset halogen spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to:

### **SEPARATE CLOAKROOM**

Low level WC. Half height tiled wall surround. Tiled floor. Radiator. Coved ceiling. Obscure uPVC double glazed window to side aspect.

### **OUTSIDE**

To the front of the property is an attractive brick/block paved private driveway providing ample parking. Access to front door. Access to:

### **INTEGRAL GARAGE**

16'0" (4.88m) x 7'10" (2.39). Power and light. Wall mounted combination boiler serving central heating and hot water supply. Gas meter. Electric consumer unit.

To the right side elevation is a timber gate with pathway leading to the rear garden. The rear garden is a particular feature of the property and has been landscaped to provide ease of maintenance, mostly laid to decorative stone chippings, chipped slate and two patio areas. Outside light and water tap. External power point. Timber workshop/storage shed with electricity. The rear garden is enclosed by timber panelled fencing to all side and benefits from backing onto a mature neighbouring tree lined bridle path.

### **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

#### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue to the mini roundabout and proceed straight ahead. At the traffic light junction again proceed straight ahead up into Pennsylvania Road and at the brow of the hill turn right into Rosebarn Lane then 1<sup>st</sup> left down into Collins Road. Continue almost to the bottom of the road taking the left hand turning into Stoke Valley Road, 1<sup>st</sup> right into Queensland Drive then 2<sup>nd</sup> left into Perth Close where 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 checks 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.

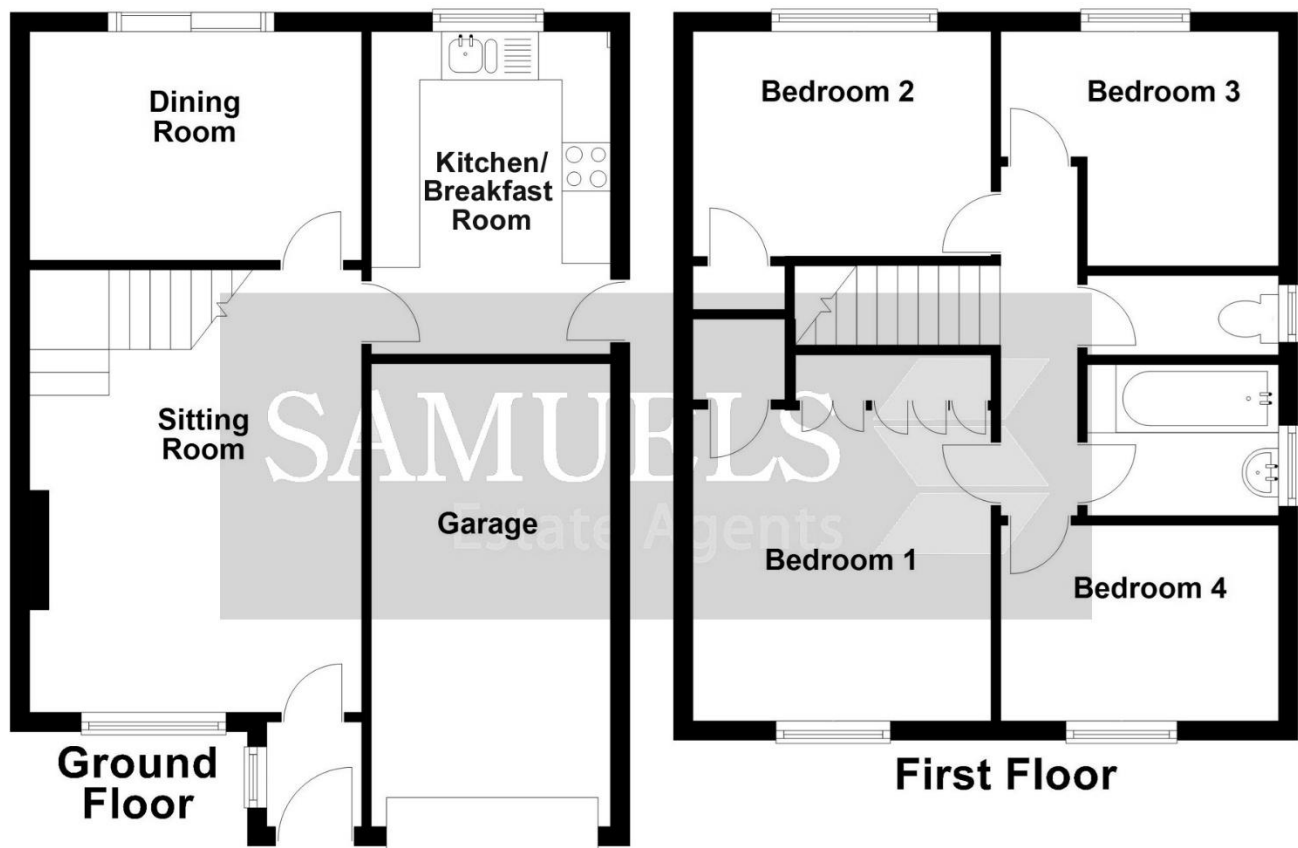
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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**

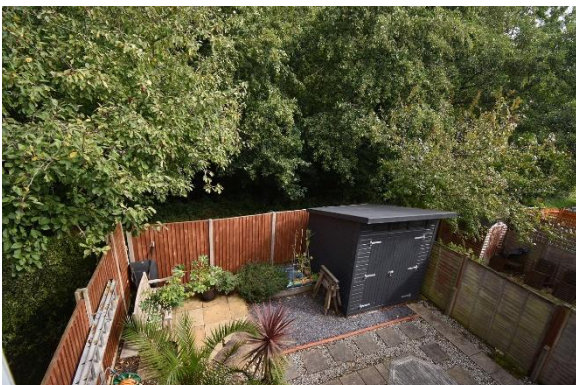
**CDER/0925/9044/AV**



**Total area: approx. 89.7 sq. metres (965.6 sq. feet)**

Floor plan for illustration purposes only – not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |