

**11 STOKE VALLEY ROAD
PENNSYLVANIA
EXETER
EX4 5DA**



£350,000 FREEHOLD



A much improved and extended detached family home situated in this popular residential area providing good access to local amenities and Exeter city centre. Three/four bedrooms. Reception hall. Sitting room open plan to modern kitchen/breakfast room. Dining room. Ground floor office/lounge/bedroom four. First floor modern bathroom. Gas central heating. uPVC double glazing. Private driveway providing comfortable parking for two vehicles. Enclosed rear garden. Priced to sell. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive uPVC double glazed front door leads to:

RECEPTION HALL

Exposed wood flooring. Stairs rising to first floor. Smoke alarm. Inset LED spotlight to ceiling. Telephone point. Doorway opens to:

SITTING ROOM

13'2" (4.01m) x 11'6" (3.51m). Exposed wood flooring. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Open plan to:

KITCHEN/BREAKFAST ROOM

14'8" (4.47m) x 9'10" (3.0m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashbacks. Concealed lighting. Central island with induction hob and filter/extractor hood over. Fitted electric oven. Space for microwave/grill. Feature vertical radiator. Exposed wood flooring. Deep understair storage cupboard. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Two large openings to:

KITCHEN/DINING ROOM

14'2" (4.32m) x 8'8" (2.64m). Range of matching base and eye level cupboards, extending from the kitchen, with wood work surfaces and tiled splashbacks. Single drainer sink unit with modern style mixer tap. Appliance space. Feature vertical radiator. Inset LED spotlights to ceiling. Exposed wood flooring. Two large uPVC double glazed sliding patio doors providing access and outlook to rear and side gardens.

From reception hall, door to:

OFFICE/LOUNGE/BEDROOM 4

16'8" (5.08m) x 8'2" (2.49m). A room to provide a number of uses. Exposed wood flooring. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. uPVC double glazed window to side aspect. Linen/storage cupboard housing boiler serving central heating and hot water supply. Door to:

BEDROOM 1

14'8" (4.47m) maximum reducing to 11'6" (3.51m) x 8'6" (2.59m). Radiator. Deep built in shelving. Two uPVC double glazed windows to front aspect with pleasant outlook over neighbouring area and beyond.

From first floor landing, door to:

BEDROOM 2

8'6" (2.59m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with pleasant outlook over neighbouring tree lined bridle path.

From first floor landing, door to:

BEDROOM 3

9'2" (2.79m) maximum x 6'0" (1.83m). Radiator. uPVC double glazed window to rear aspect again with outlook over neighbouring tree lined bridle path.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Heated towel rail. Tiled floor. Part tiled walls. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a private driveway providing parking for approximately two vehicles. Area of garden laid to decorative chipped slate for ease of maintenance with maturing tree and young conifers. Access to front door. To the right side elevation of the property is a timber gate with paved pathway leading to the rear garden which consists of a paved patio and raised shrub bed. Concrete/brick storage shed. Outside lighting, water tap and double power point. Neat retaining wall with steps leading to a raised area of garden laid to decorative stone chippings and a two tiered decked terrace. The rear garden is enclosed to all sides.

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 D (Exeter)

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 with Union Road proceed straight ahead up into Pennsylvania Road and continue almost to the very end turning right down into Stoke Valley Road. The property in question will be found towards the lower end of the road 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.

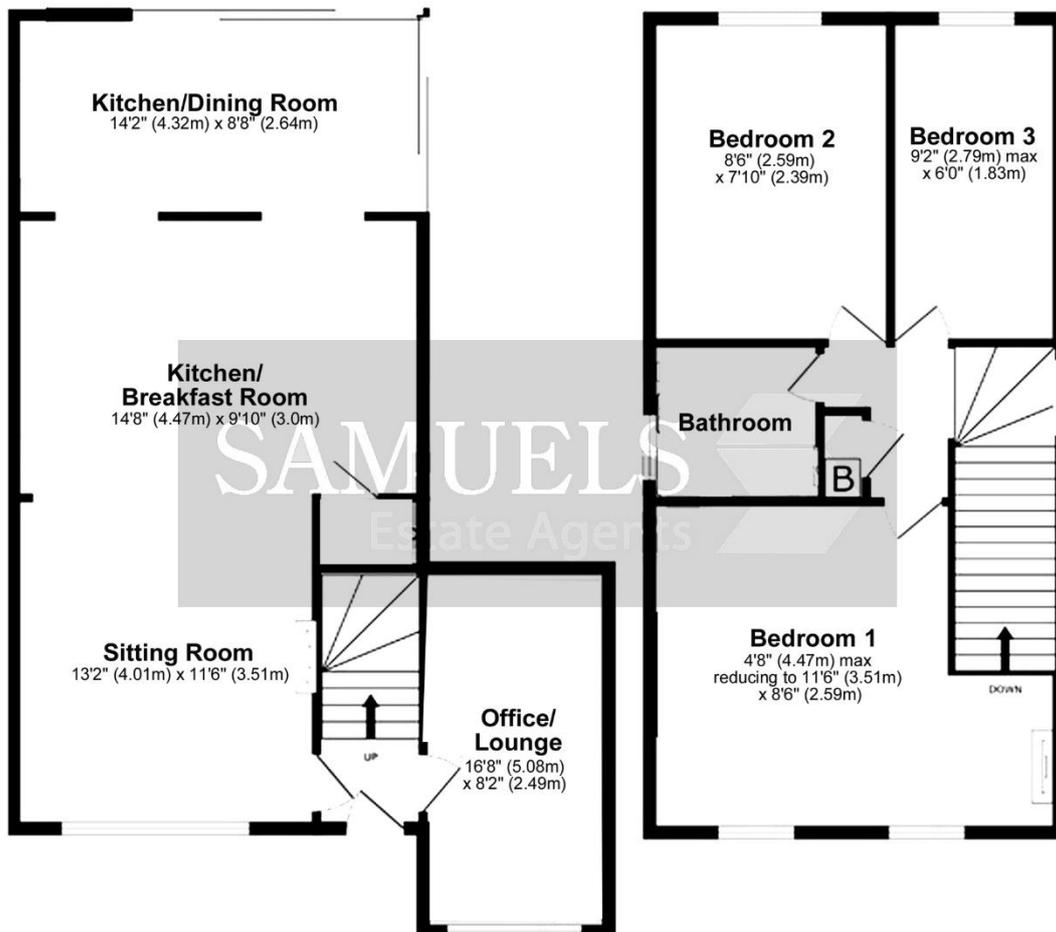
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9137/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		