

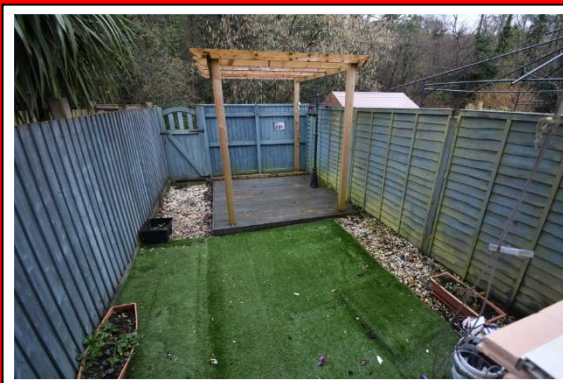


**18 PERTH CLOSE  
PENNSYLVANIA  
EXETER  
EX4 5BB**

PROOF COPY



**£220,000 FREEHOLD**



**A well appointed modern mid link house occupying a delightful cul-de-sac position backing on to a tree lined bridal path whilst within close proximity to local amenities and Exeter city centre. Two bedrooms. First floor modern bathroom. Spacious lounge/dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden with rear access. Allocated parking. Popular residential location. No chain. Viewing recommended.**

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

Attractive obscure uPVC double glazed front door, with matching side panel, leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Electric consumer unit. Gas meter. Glass panelled oak wood door leads to:

### **LOUNGE/DINING ROOM**

17'4" (5.28m) x 11'2" (3.40m). Laminate wood effect flooring. Radiator. Television aerial point. Fireplace with inset living flame effect electric fire, raised hearth, wood surround and mantel over. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to front aspect. Oak wood door leads to:

### **KITCHEN**

11'2" (3.40m) x 10'2" (3.10m) maximum reducing to 7'2" (2.18m). Fitted with a range of matching base, drawer and eye level cupboards. Single drainer sink unit with traditional style mixer tap. Wood work surfaces with decorative tiled splashbacks. Space for electric/gas cooker. Space for upright fridge freezer. Plumbing and space for washing machine. Upright storage cupboard. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

11'2" (3.40m) x 11'2" (3.40m). Radiator. Television aerial point. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

11'2" (3.40m) x 7'4" (2.54m). Laminate wood effect flooring. Radiator. Deep storage cupboard. uPVC double glazed window to rear aspect with outlook over rear garden and neighbouring woodland.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, including shower attachment, fitted mains shower unit with separate shower attachment. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Heated ladder towel rail. Extractor fan.

### **OUTSIDE**

To the front of the property is an area of garden with dividing steps leading down to a further area of garden. Access to front door with courtesy light. The rear garden is a particular feature of the property consisting of an area laid to artificial turf for ease of maintenance. Raised timber decked terrace. Timber framed pergola. Outside light and water tap. Enclosed to all sides whilst a rear gate provides pedestrian access to neighbouring bridle path.

### **TENURE FREEHOLD**

### **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.

### **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.

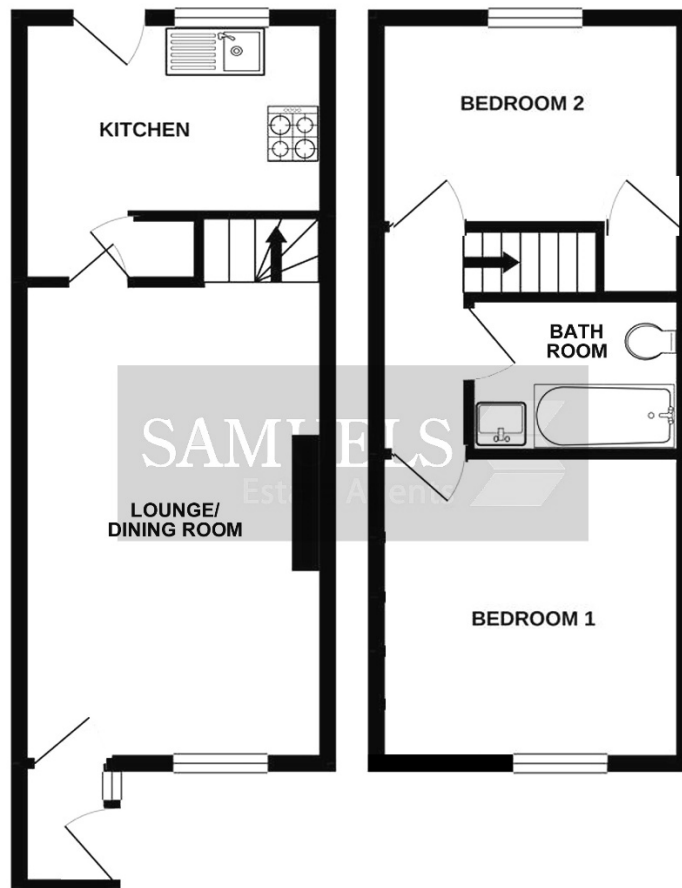
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0923/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		