

**49 LONGBROOK STREET  
EXETER  
DEVON  
EX4 6AW**



**GUIDE PRICE £475,000 FREEHOLD**



**An opportunity to acquire a characterful substantial Grade II listed end terraced house with development potential occupying a highly convenient city centre position within close proximity to university and Exeter city centre. Requiring modernisation throughout. Spacious living accommodation arranged over four floors. Six/seven bedrooms. Reception hall. Sitting room. Separate dining room. Kitchen. Ground floor bathroom. First floor bathroom. Enclosed rear garden with potential for off street parking (subject to necessary consents). Ideal family home/investment purchase. No chain. Viewing recommended.**

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

Panelled front door leads to:

### **ENTRANCE VESTIBULE**

Dado rail. Coved ceiling. Part obscure glazed door leads to:

### **RECEPTION HALL**

Stairs rising to first floor. Radiator. Smoke alarm. Gas meter. Dado rail. Understair storage cupboard, with electric light, housing electric meter and consumer unit. Door to:

### **SITTING ROOM/POTENTIAL BEDROOM**

17'2" (5.23m) into recess x 12'0" (3.66m). A well proportioned room. Tiled fireplace and raised hearth. Fitted storage cupboards into alcoves. Radiator. Electric wall heater. Coved ceiling. Feature arched uPVC double glazed window to front aspect.

From reception hall, door to:

### **DINING ROOM/POTENTIAL COMMUNAL ROOM**

12'10" (3.91m) excluding alcoves x 12'2" (3.71m). Tiled fireplace with raised hearth, fire surround and wood mantel over. Telephone point. Radiator. Storage cupboards built into alcoves. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

### **KITCHEN**

13'4" (4.06m) x 4'8" (1.42m) (average measurement). Single drainer sink unit. Marble effect roll edge work surfaces with range of base cupboards and drawers. Space for upright fridge freezer. Radiator. uPVC double glazed windows to side aspects. Door providing access to rear garden

From reception hall, door to:

### **REAR LOBBY**

Door providing access to garden. Door to:

### **BATHROOM**

8'0" (2.44m) x 5'0" (1.52m). Comprising panelled bath. WC. Wash hand basin. Part tiled walls. Radiator. Electric wall heater. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR HALF LANDING**

Part obscure glazed door to:

### **BATHROOM**

13'5" (4.09m) x 4'4" (1.32m). Comprising panelled bath with shower unit over. High level WC. Wash hand basin. Part tiled walls. Heated towel rail. Radiator. Obscure glazed window to rear aspect. Feature arched obscure glazed window to side aspect.

### **FIRST FLOOR FULL LANDING**

Smoke alarm. Door to:

### **BEDROOM 1**

22'4" (6.81m) maximum into recess x 12'0" (3.66m). A light and spacious room. Feature high ceiling with coving. Tiled fireplace with tiled hearth. Single drainer sink unit with cupboard and drawer space beneath. Roll edge work surfaces. Two large windows to front aspect with Juliet balconies.

From first floor landing, door to:

### **BEDROOM 2**

13'10" (4.22m) into recess x 12'8" (3.86m). Boarded fireplace. Feature high ceiling. Wall mounted boiler serving central heating and hot water supply. Sash window to rear aspect.

### **SECOND FLOOR LANDING**

Smoke alarm. Storage cupboard. Large sash window to rear aspect. Door to:

### **BEDROOM 3**

13'4" (4.06m) excluding alcoves x 12'10" (3.91m). Boarded fireplace. Sash window to rear aspect with outlook over neighbouring area and beyond.

From second floor landing, door to:

### **BEDROOM 4**

13'0" (3.96m) into alcove x 12'0" (3.66m). Boarded fireplace. Single drainer sink unit with cupboard space beneath. Worktop. Sash window to front aspect.

From second floor landing, door to:

### **BEDROOM 5**

9'10" (3.0m) x 9'8" (2.95m). Wash hand basin set in vanity unit with cupboard space beneath. Sash window to front aspect.

From second floor landing, fire door with stairs lead to:

### **THIRD FLOOR LANDING**

Open plan to:

### **BEDROOM 6**

21'8" (6.60m) x 9'10" (3.0m). Window to side aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden laid to paving. Maturing conifer trees. Decorative pathway leads to the front door. To the rear of the property is an enclosed walled garden mostly laid to concrete and crazy paving. Raised shrub beds. Brick built store. Side gate provides pedestrian access

### **TENURE**

**FREEHOLD**

## MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – High risk

Mining: No risk from mining

Council Tax: Band E (Exeter)

## DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and the property in question will be found a short way along down on the left 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.

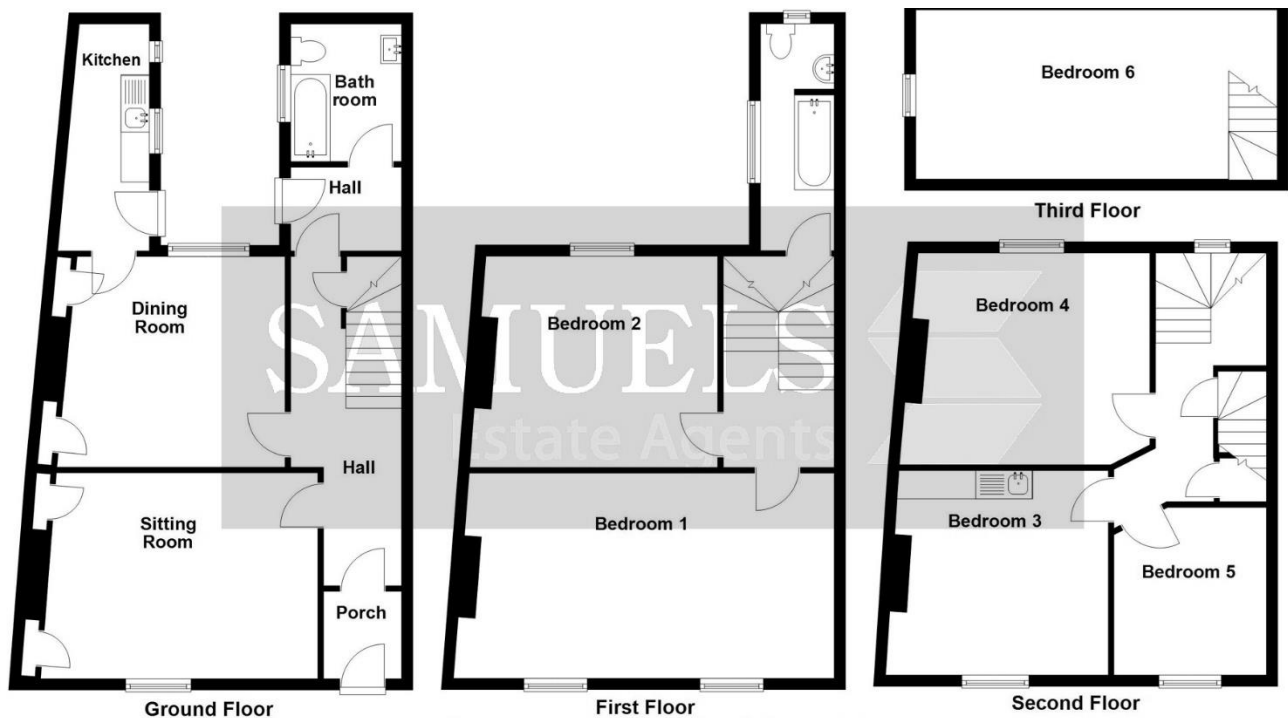
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0625/8965/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		