



**3 MOUNT PLEASANT ROAD
EXETER
DEVON
EX4 7AB**



£270,000 FREEHOLD



A characterful three bedroom mid terraced house with HMO licence occupying a highly convenient position providing good access to local amenities, city centre and university. Accommodation arranged over three floors. Three bedrooms. First floor bathroom. Sitting room. Kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed lawned rear garden. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure glass panelled door leads to:

ENTRANCE VESTIBULE

Attractive leaded stained glass panelled internal door leads to:

SITTING ROOM

11'4" (3.45m) x 9'6" (2.90m) (average measurements). A characterful room. Solid oak wood flooring. Tiled fireplace with raised hearth, wood surround and mantel over. Exposed ceiling beam. Smoke alarm. Radiator. uPVC double glazed window to front aspect. Door leads to:

INNER HALLWAY

Stairs rising to first floor. Smoke alarm. Oak wood flooring. Door to:

KITCHEN/DINING ROOM

20'0" (6.10m) x 8'0" (2.44m) maximum reducing to 6'6" (1.98m) kitchen end. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. Tiled flooring. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

Dining area – Oak wood flooring. Radiator. Understair storage cupboard. Heat detector. Telephone point.

FIRST FLOOR LANDING

Radiator. Smoke alarm. Stairs rising to second floor. Door to:

BEDROOM 1

11'0" (3.35m) x 9'6" (2.90m) (average measurements). Radiator. Built in cupboard/wardrobe and shelving into alcove. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

8'6" (2.59m) x 7'8" (2.30m) (average measurements). A matching white suite comprising panelled bath, mixer tap with shower attachment and tiled splashback. Wash hand basin. WC. Part tiled walls. Radiator. Feature cast iron fireplace. Extractor fan. Obscure uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Access to part boarded roof space with electric light and an inspection lamp with a long cable.. Smoke alarm. Door to:

BEDROOM 2

11'2" (3.40m) x 9'4" (2.84m) (average measurements). Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From second floor landing, door to:

BEDROOM 3

8'8" (2.64m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

OUTSIDE

To the rear of the property is a delightful lawned area of garden with flower/shrub beds and shed.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the exit into Blackboy Road and proceed along into Pinhoe Road. At the traffic light junction turn left into Mount Pleasant Road and continue along where the property will be found 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/0225/8866/AV



Total area: approx. 71.1 sq. metres (765.3 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |