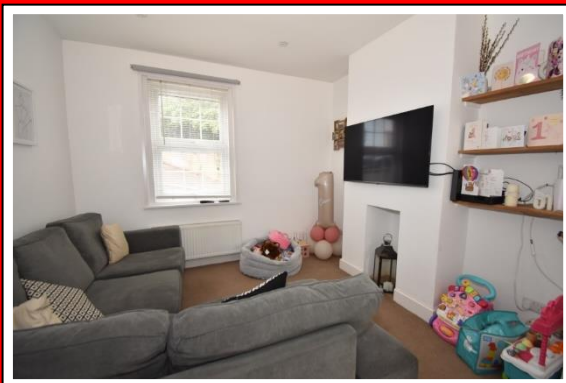




**6 ST LOYES TERRACE
EXETER
DEVON
EX2 5DD**



£230,000 FREEHOLD



A delightful mid terraced house occupying a highly convenient position providing good access to local amenities and the Royal Devon & Exeter hospital. Presented in good decorative order throughout. Two bedrooms. First floor bathroom. Entrance hall. Sitting room. Dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed courtyard garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset obscure glazed panels, leads to:

ENTRANCE VESTIBULE

Laminate wood effect flooring. Electric meter. Smoke alarm. Inset LED spotlights to ceiling. Part glass panelled internal door leads to:

RECEPTION HALL

Radiator. Laminate wood effect flooring. Thermostat control panel. Stairs rising to first floor. Inset LED spotlights to ceiling. Door to:

DINING ROOM

10'10" (3.30m) into recess x 10'3" (3.12m). Radiator. Inset LED spotlights to ceiling. Deep understair storage cupboard with electric light also housing gas meter. Large square opening to:

SITTING ROOM

10'10" (3.30m) into recess x 9'8" (2.95m). Radiator. Fireplace recess. Fitted shelving into alcoves. uPVC double glazed window to front aspect.

From dining room, glass panelled double opening doors lead to:

KITCHEN

14'2" (4.32m) x 8'8" (2.64m) maximum. A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. High polished tiled flooring. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear courtyard. uPVC double glazed door provides access and outlook to rear courtyard.

FIRST FLOOR HALF LANDING

Door to:

BATHROOM

7'8" (2.30m) x 5'10" (1.78m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap including shower attachment, fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. High polished tiled flooring. Heated ladder towel rail. Shaver point. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Access to roof space. Inset LED spotlights to ceiling. Smoke alarm. Feature lead effect coloured glass window to rear aspect. Door to:

BEDROOM 1

14'2" (4.32m) into recess x 9'10" (3.0m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'0" (3.05m) x 8'4" (2.54m) into recess. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring area and beyond.

OUTSIDE

To the rear of the property is a small enclosed courtyard garden mostly laid to paving for ease of maintenance. Outside water tap. Enclosed to all sides. Small storage shed also housing boiler serving central heating and hot water supply.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down into East Wonford Hill and take the right hand turning into Salters Road continue to the end of this road and at the roundabout continue straight ahead and St Loyes Terrace 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 on 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 surveyors 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.

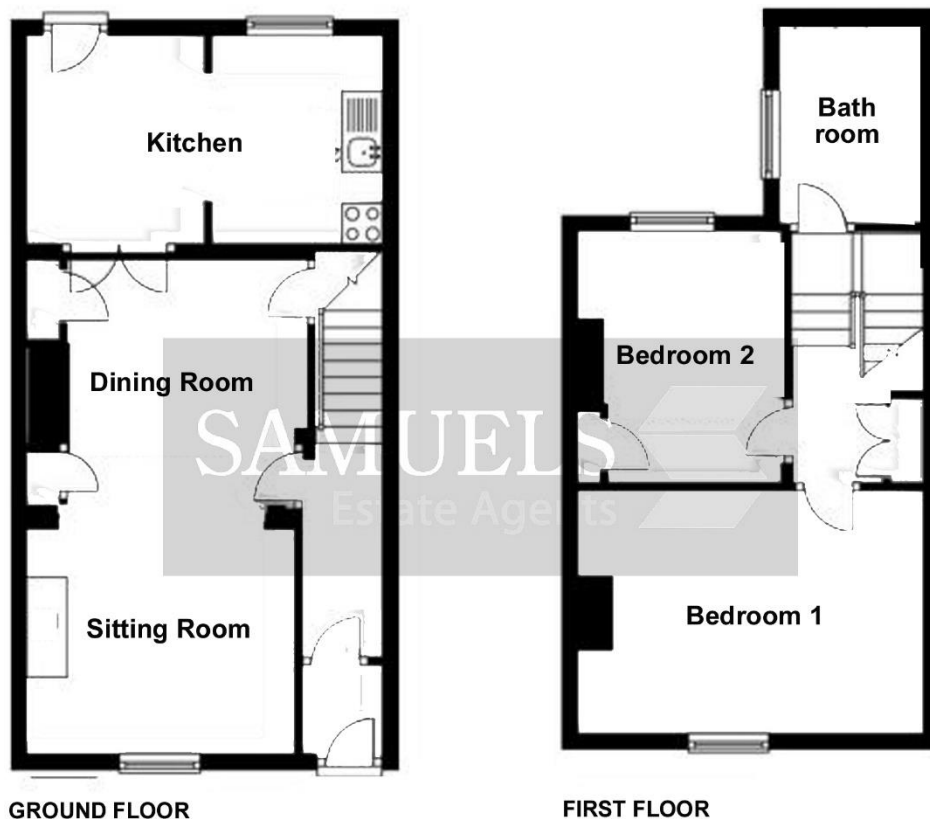
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8696/AV



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		