



**52 OXFORD STREET
ST THOMAS
EXETER
EX2 9AG**



£250,000 FREEHOLD



A beautifully presented Victorian style mid terraced house occupying a highly convenient level position within close proximity to local amenities and railway station. Two double bedrooms. First floor modern bathroom. Light and spacious open plan lounge/dining room. Well presented kitchen. Gas central heating. uPVC double glazing. Enclosed easy to maintain paved rear garden with large storage shed. A great first time buy/investment purchase. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with inset smoked double glazed panels, leads to:

ENTRANCE HALL

Dado rail. Newly fitted electric consumer unit (installed 2024). Electric meter. Obscure glass panelled internal door leads to:

LOUNGE/DINING ROOM

20'8" (6.30m) x 14'0" (4.27m) maximum reducing to 11'6" (3.51m) dining room end. A fabulous light and spacious room with built in storage cupboards, with lighting, and shelving into alcoves. Feature cast iron fireplace. Two radiators. Hive thermostat control panel. Stairs rising to first floor. Smoke alarm. Understair recess. Understair storage cupboard housing gas meter. uPVC double glazed window to front aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

KITCHEN

10'2" (3.10m) x 6'8" (2.03m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. New fitted double oven/grill. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Integrated upright fridge freezer. Obscure uPVC double glazed window to rear aspect. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR HALF LANDING

uPVC double glazed window to side aspect. Door to:

STORAGE CUPBOARD

With fitted shelving. Housing boiler serving central heating and hot water supply (installed May 2020).

From first floor half landing, door to:

BATHROOM

6'8" (2.03m) x 6'4" (1.93m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over, curved glass shower screen and tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Tiled wall surround. Heated ladder towel rail. Medicine cabinet. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

12'10" (3.91m) x 10'0" (3.05m). Again another light and spacious room. Radiator. Two built in wardrobes. Fitted dressing table. Range of overhead storage cupboards. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

10'0" (3.05m) x 8'8" (2.64m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

OUTSIDE

To the rear of the property is an enclosed courtyard garden laid to attractive paving for ease of maintenance. Outside light and water tap. Timber storage shed - 8'0" (2.4m) x 4'0" (1.2m). The rear garden is enclosed to all sides whilst a lockable rear gate provides pedestrian access.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 2nd exit left into Cowick Street and continue along, under the railway bridge, and at the 2nd set of traffic lights turn left into Cecil Road. Continue down to the end of the road and turn left and left again into Oxford Street where the property in question 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.

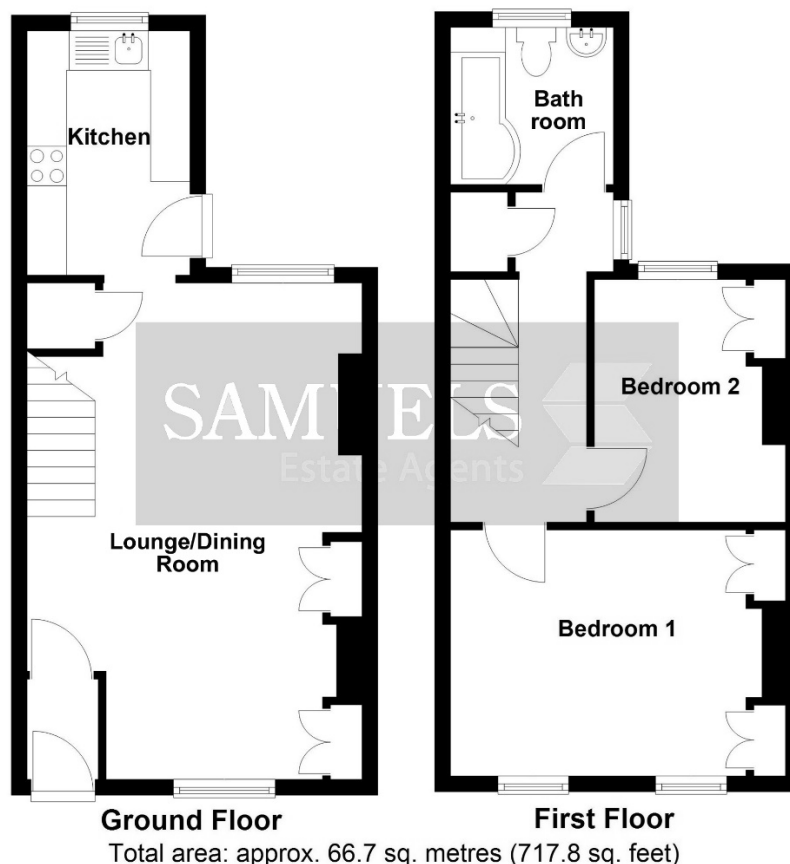
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		