

PROOF COPY

**15 ALBION PLACE
EXETER
DEVON
EX4 6LH**



£335,000 FREEHOLD



A beautifully presented Grade II listed three storey town house occupying a delightful little known position within close proximity to local amenities, university and Exeter city centre. Characterful accommodation arranged over three floors. Three bedrooms. Dressing room to master bedroom. Refitted first floor modern bathroom. Light and spacious lounge/dining room. Refitted modern kitchen/breakfast room. Delightful enclosed front garden enjoying southerly aspect. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door with obscure double glazed panels leads to:

LOUNGE/DINING ROOM

19'0" (5.79m) x 14'8" (4.47m) maximum reducing to 9'6" (2.90m). Painted wood flooring. Cast iron fireplace with grate providing real open fire, raised hearth and wood surround with mantel over. Television aerial point. Two radiators. Telephone point. Opening to:

KITCHEN/BREAKFAST ROOM

15'2" (4.62m) x 10'5" (3.18m) maximum reducing to 8'10" (2.69m). A traditional style recently installed kitchen comprising a range of matching base and drawer units with wood work surfaces and matching splashback. Belfast sink. Fitted electric oven. Electric hob with extractor hood over. Breakfast bar. Washing machine (included in sale). Smeg fridge freezer (included in sale). Understair storage/pantry. Radiator.

From lounge/dining room, door leads to:

INNER HALLWAY

Cloak hanging space. Understair recess. Stairs lead to:

FIRST FLOOR HALF LANDING

Door to:

BATHROOM

A recently installed traditional style bathroom suite comprising roll top bath with traditional style mixer tap including shower attachment and glass shower screen. Wash hand basin. Low level WC. Radiator. Deep built in storage cupboard with fitted shelving also housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to side aspect.

From first floor half landing, stairs lead to:

FIRST FLOOR FULL LANDING

Stairs to second floor. Door to:

DRESSING ROOM

9'7" (2.92m) x 4'11" (1.50m). uPVC double glazed sash window to front aspect. Doorway opens to:

BEDROOM 1

10'8" (3.25m) x 10'5" (3.18m). Radiator. uPVC double glazed sash window to front aspect.

BEDROOM 2

9'8" (2.95m) x 9'6" (2.90m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

SECOND FLOOR

BEDROOM 3

15'0" (4.57m) x 13'2" (4.01m) maximum (Overall measurements). This room has been divided by a partition wall which incorporates a study area. Access point to eaves/storage space. Radiator. Two wall light points. Two double glazed Velux style windows to rear aspect. Access to roof space. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

OUTSIDE

Directly to the front of the property is a delightful cottage style garden with decorative chippings. Small patio. Bordering flower beds and perimeter hedging. The garden also enjoys a southerly aspect. Residents' permit parking is available.

TENURE

FREEHOLD

COUNCIL TAX

Band C

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and proceed along. Albion Place is a small street found on the right hand side opposite the Co op convenience store.

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.

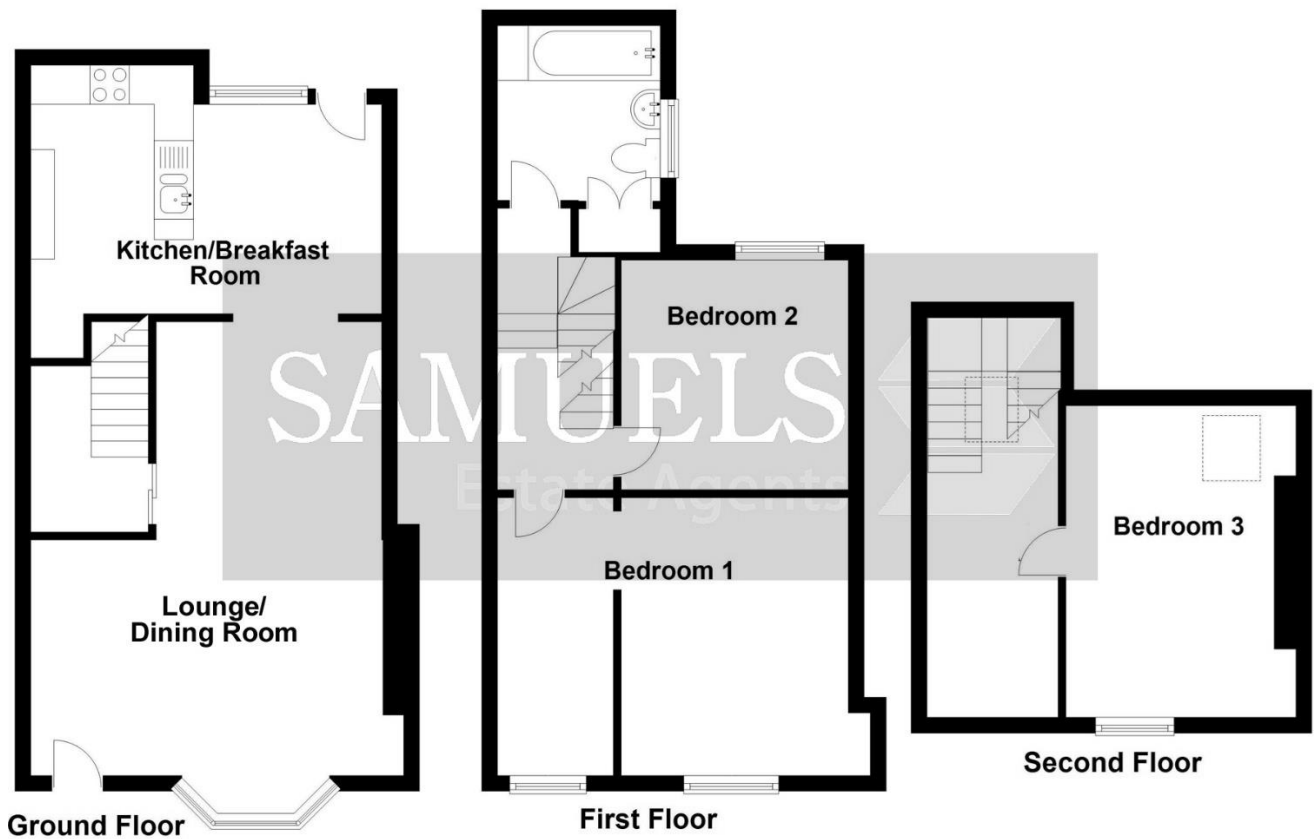
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0724/8700/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		