



**43 VICTORIA STREET
ST JAMES
EXETER
EX4 6JQ**



£450,000 FREEHOLD



An opportunity to acquire a well proportioned three storey townhouse located within this highly sought after residential location convenient to Exeter City Centre and University campus. Requiring modernisation throughout excluded by Exeter City Council Article 4 direction offering scope to change to a HMO. Three good sized bedrooms. Second floor bathroom. Reception Hall. Sitting room. Separate dining room. Kitchen. Cloakroom. Enclosed walled garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door with inset obscure glazed panels, leads to:

ENTRANCE VESTIBULE

Dado rail. Coved ceiling. Attractive coloured glass panelled internal door, leads to:

RECEPTION HALL

Gas heater. Stairs rising to first floor. Cloak hanging space. Smoke alarm. Understair storage cupboard housing electric consumer unit. Gas meter. Electric meter. Panelled door leads to:

SITTING ROOM

11'10" (3.61m) x 11'6" (3.51m) maximum into recess. Tiled fireplace with fitted gas fire, tiled hearth, wood surround and mantel over. Fitted shelving into alcove. Television aerial point. Coved ceiling. Obscure glass panelled double opening sliding doors lead to dining room. uPVC double glazed window to front aspect.

From reception hall, panelled door leads to:

DINING ROOM

11'10" (3.61m) x 9'4" (2.84m) into recess. Tiled fireplace with tiled hearth. Fitted gas fire. uPVC double glazed window to rear aspect with outlook of rear garden.

From reception hall, part Obscure uPVC glazed door leads to:

KITCHEN

10'2" (3.10m) x 7'6" (2.29m) Fitted with a range of base draw and eye level cupboards. Work surface. Double drainer sink unit. Space for gas cooker. Plumbing and space for washing machine. Further appliance space. Larder cupboard. uPVC double glazed window to side aspect. Part obscure glazed door leads to rear lobby with access to storage shed and cloakroom.

CLOAKROOM

Comprising WC. Wash hand basin. Electric light.

From rear lobby, obscure glazed door provides access to rear garden.

FIRST FLOOR HALF LANDING

uPVC double glazed window to rear aspect. panelled door, leads to:

CLOAKROOM

WC. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Stairs rising to second floor. Panelled door, leads to:

BEDROOM ONE

15'2" (4.62m) into recess x 11'10" (3.61m) A light and spacious room with two built in storage cupboards. Boarded fireplace with wood surround and mantel over. two uPVC double glazed windows to front aspect.

From first floor landing, panelled door leads to:

BEDROOM TWO

11'10" (3.61m) x 9'4" (2.84m) into recess. Boarded fireplace. Built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden.

SECOND FLOOR LANDING

Smoke alarm. Glazed roof window to rear aspect. Panelled door leads to:

BEDROOM THREE

18'10" (5.74m) excluding recess x 9'6" (2.90m) maximum into recess. A well proportioned room with boarded fireplace. Access to roof void. uPVC double glazed window to rear aspect with outlook over rear garden.

From second floor landing, panelled door leads to:

BATHROOM

10'4" (3.15m) x 5'6" (1.68m). Comprising panelled bath. Tiled splashback. Electric shower unit. Wash hand basin. Tiled splashback. Hot water tank. Roof window to front aspect.

OUTSIDE

To the rear of the property is an enclosed walled garden stocked variety of maturing shrubs, plants and flowers. Storage shed.

TENURE

Freehold

COUNCIL TAX

Band C

DIRECTIONS

From Samuels Estate Agents office on Longbrook Street continue down the road over the mini roundabout and straight ahead into Pennsylvania Road at the traffic light junction turn right into Union Road and take the second right into Victoria Street. The property in question 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 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.

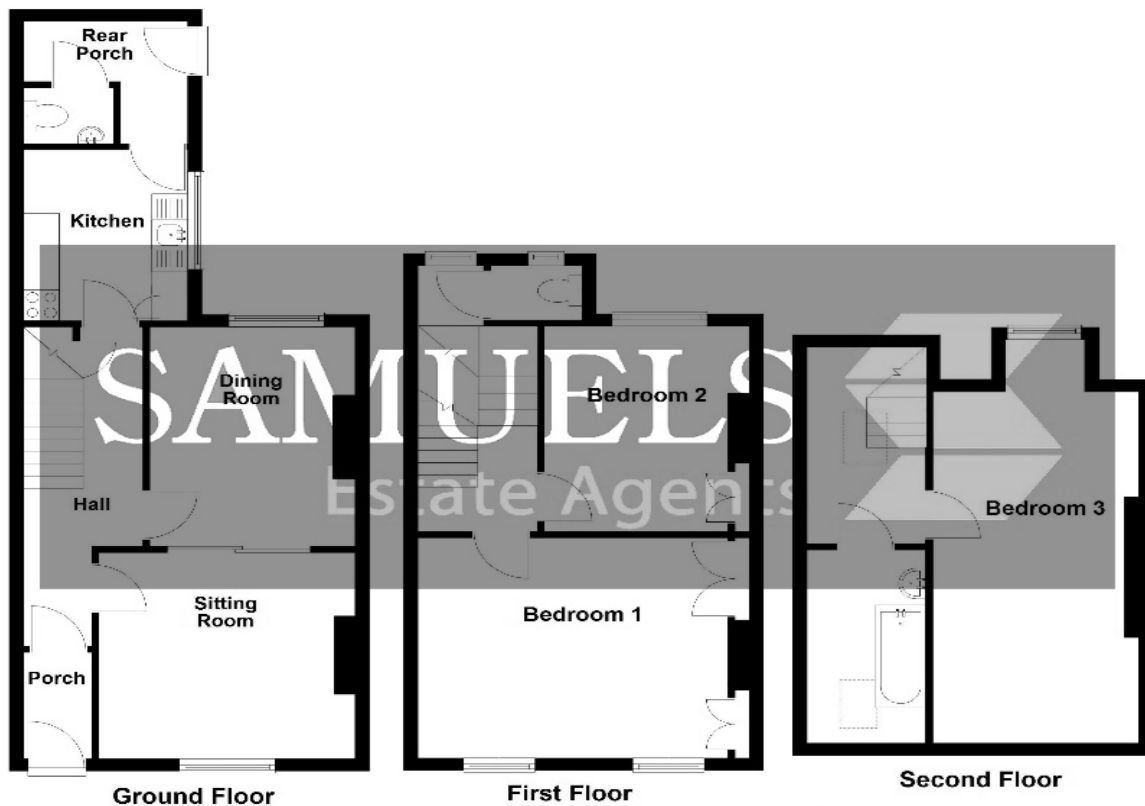
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/AV



Total area: approx. 108.1 sq. metres (1163.1 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		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		