

**3 COTFIELD STREET
HAVEN BANKS
EXETER
EX2 8EE**



£240,000 FREEHOLD



A characterful mid terraced house occupying a fabulous level position within walking distance to Exeter quayside. Two double bedrooms. First floor bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. Convenient position providing good access to Exeter quayside, local amenities and city centre. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Cloak hanging space. Electric consumer unit. Electric meter. Part obscure glazed internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Panelled door leads to:

SITTING ROOM

11'10" (3.61m) into recess x 9'8" (2.95m). Tiled fireplace with tiled hearth. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

DINING ROOM

12'6" (3.81m) into recess x 10'8" (3.25m). Radiator. Built in storage cupboards into alcove. uPVC double glazed window to rear aspect with outlook over rear garden. Part obscure glazed door leads to:

KITCHEN

9'0" (2.74m) x 8'2" (2.49m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob. Single drainer sink unit with mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Understair storage cupboard with electric light also housing gas meter. Obscure uPVC double glazed window to side aspect. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Part obscure glazed door to:

BATHROOM

8'10" (2.69m) x 8'2" (2.49m). A spacious bathroom. Panelled bath with electric shower unit over. Low level WC. Wash hand basin with tiled splashback. Electric wall heater. Wall mounted concealed boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Access to roof space. Linen cupboard. Panelled door to:

BEDROOM 1

15'4" (4.67m) into recess x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

10'8" (3.25m) x 9'8" (2.95m) into recess. Built in storage cupboard into alcove. Radiator. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed garden consisting of a concrete patio and area of lawn. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and at the traffic light junction take the 1st left into Haven Road. Continue around taking the right hand turning into Water Lane and at the crossroad junction turn left again a continuation of Water Lane and proceed down and before Gabriels Wharf take the left turning into Cotfield Street and 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 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.

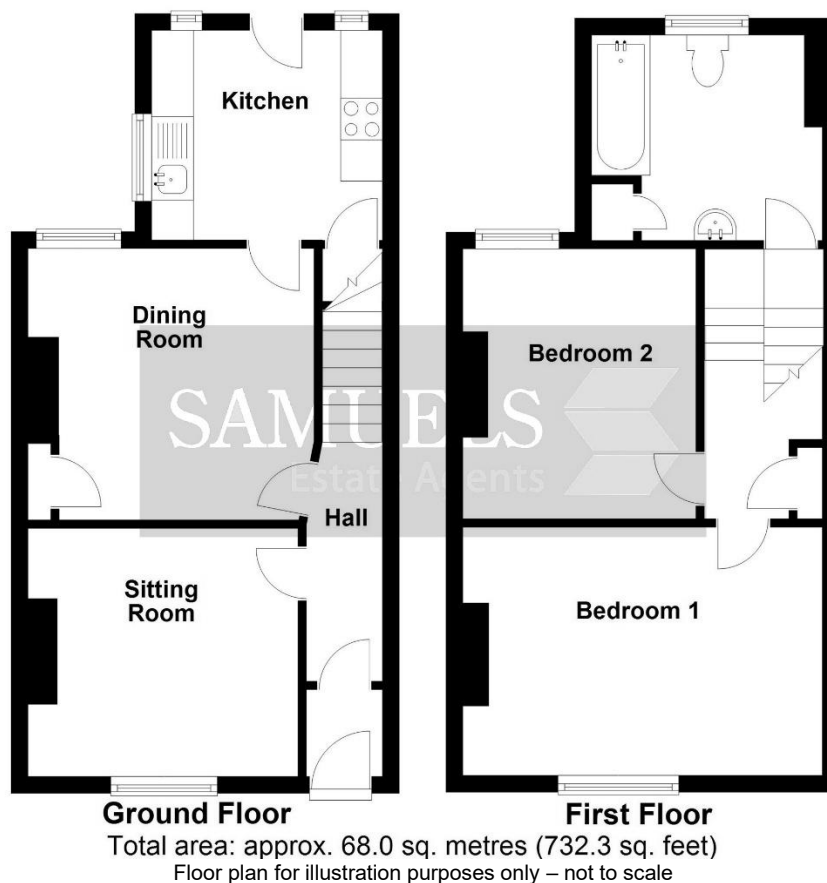
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/9036/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		