



**6 GLOUCESTER ROAD  
EXWICK  
EXETER  
EX4 2EF**



**£240,000 FREEHOLD**



A well presented mid terraced house occupying a highly convenient position providing good access to local amenities, St Davids mainline railway station, riverside walks and city centre. Two good size bedrooms. First floor modern bathroom. Sitting room. Light and spacious kitchen/dining room. Gas central heating. uPVC double glazing. Delightful enclosed rear garden. Garage. Ideal first time buy/investment purchase. No chain. Viewing recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Electric consumer unit. Hanging rail. Fitted shelving. Internal door leads to:

### **ENTRANCE HALL**

Laminate wood effect flooring. Stairs rising to first floor. Smoke alarm. Open plan to:

### **SITTING ROOM**

13'10" (4.22m) x 8'6" (2.59m). Laminate wood effect flooring. Radiator. Understair storage cupboard. Telephone point. Television aerial point. uPVC double glazed bow window to front aspect with outlook over neighbouring area. Feature archway opens to:

### **KITCHEN/DINING ROOM**

11'8" (3.56m) x 10'8" (3.25m). A light and spacious room. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Space for electric/gas cooker with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Space for table and chairs. Laminate wood effect flooring. Radiator. Wall mounted boiler serving central heating and hot water supply (installed April 2019). uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Door to:

### **BEDROOM 1**

11'8" (3.56m) x 10'6" (3.20m). Exposed wood flooring. Radiator. uPVC double glazed windows to front aspect with outlook over neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

11'8" (3.56m) x 8'0" (2.44m). Radiator. Built in wardrobe/cupboard. Two uPVC double glazed windows to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with shower over. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Extractor fan.

### **OUTSIDE**

To the front of the property is an area of open plan lawn with variety of maturing shrubs and plants. Pathway and steps lead to front door. The rear garden is a particular feature of the property consisting of a raised timber decked terrace with outside light and water tap, leading to an area of lawn with side flower/shrub beds. The rear garden enjoys a westerly aspect and is enclosed to all sides. A side gate leads to a right of way over the neighbouring garden whilst a further gate provides access down to **single garage** in block (2<sup>nd</sup> garage with blue/green door).

### **TENURE**

Freehold

### **COUNCIL TAX**

Band B

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 3<sup>rd</sup> exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light junction turn right into Exwick Road and proceed along to the next set of traffic lights (Thatched House public house) and turn left up into Winchester Avenue and continue to the top of this road turning right into Gloucester Road, continue down and up the hill where 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.

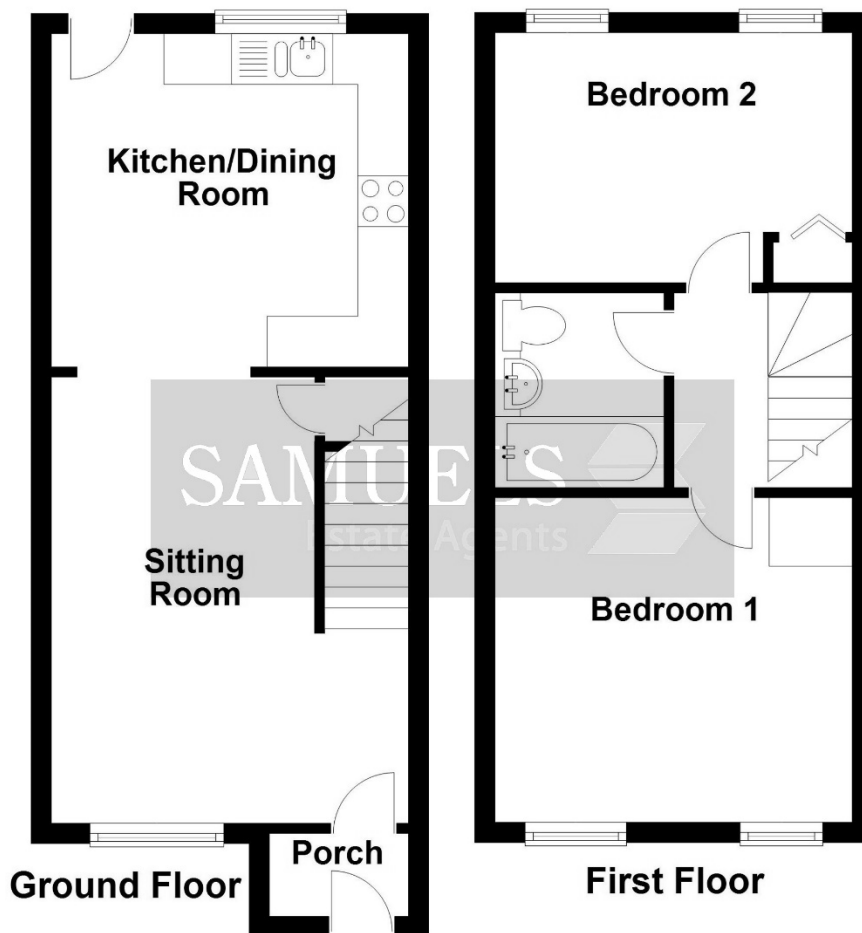
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0924/8746/AV**



Total area: approx. 56.2 sq. metres (604.9 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		