



**33 HERSCHELL ROAD
MOUNT PLEASANT
EXETER
EX4 6LX**



Guide Price £270,000-£280,000 FREEHOLD



A deceptively spacious bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, Exeter city centre and university. Two bedrooms. Converted attic room. Spacious first floor bathroom. Reception hall. Sitting room. Dining room. Kitchen. Rear lobby/utility. Lean to. Gas central heating. uPVC double glazing. Enclosed paved courtyard garden enjoying westerly aspect. The house also has a unique feature – a blue plaque commemorating Edith Splatt (1873-1945) a campaigner for women's and workers' rights. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Panelled front door leads to:

ENTRANCE VESTIBULE

Decorative tiled flooring. Part obscure glass paned door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Smoke alarm. Door to:

SITTING ROOM

12'4" (3.76m) into bay x 11'8" (3.56m) into recess. A light and spacious room. Radiator. Feature coving and rose to ceiling. Television aerial point. Telephone point. uPVC double glazed bay window to front aspect. Large square opening to:

DINING ROOM

12'8" (3.86m) maximum into recess x 10'10" (3.30m). Again another light and spacious room. Radiator. Tiled fireplace. Display cupboard built into alcove. French doors open to lean to. Telephone point. Understair storage cupboard with electric light also housing gas meter. Doorway opens to:

KITCHEN

9'0" (2.74m) x 8'8" (2.64m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Radiator. Space for upright fridge freezer. Sash window to side aspect. Part glazed door leads to:

REAR LOBBY/UTILITY

Plumbing and space for washing machine. Fitted shelving. Tiled floor. Wall mounted boiler serving central heating and hot water supply. Obscure glazed window to rear aspect. Part glazed door provides access to rear courtyard.

From dining room, French doors open to:

LEAN TO

7'8" (2.30m) x 5'0" (1.52m). With water tap. Part glazed door and window providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Part obscure glazed door leads to:

BATHROOM

11'0" (3.35m) into bay x 10'0" (3.05m). A spacious bathroom. Panelled bath with mixer tap including shower attachment and tiled splashback. WC. Wash hand basin with tiled splashback. Radiator. Access to roof space. Part Obscure uPVC double glazed window to bay window to rear aspect.

FIRST FLOOR FULL LANDING

Space saving stairs lead to second floor. Smoke alarm. Panelled door leads to:

BEDROOM 1

15'2" (4.62m) into recess x 12'5" (3.78m) maximum into bay. A well proportioned room with fitted shelving into alcoves. Radiator. uPVC double glazed bay window to front aspect.

From first floor full landing, panelled door leads to:

BEDROOM 2

10'10" (3.30m) x 9'10" (3.0m) into recess. Built in wardrobe into alcove. Radiator. uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Double glazed Velux window to rear aspect. Door to:

CONVERTED ATTIC ROOM

14'2" (4.32m) maximum x 10'2" (3.10m) excluding recess. Access point to eaves/storage space. Radiator. Power and light. Double glazed Velux window to front aspect with outlook over neighbouring area. Two double glazed Velux windows to rear aspect again with outlook over neighbouring area, including parts of Exeter and beyond.

OUTSIDE

To the rear of the property is an enclosed paved courtyard garden with raised flower/shrub beds. Outside light. Enclosed to all sides whilst a rear gate provides pedestrian access. The rear garden also enjoys a westerly aspect.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Vodafone voice & data limited, Three voice & data likely, O2 voice likely & data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue taking the 3rd right into May Street. At the top of this road turn left into Elmside and continue along taking the 3rd left into Herschell Road.

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.

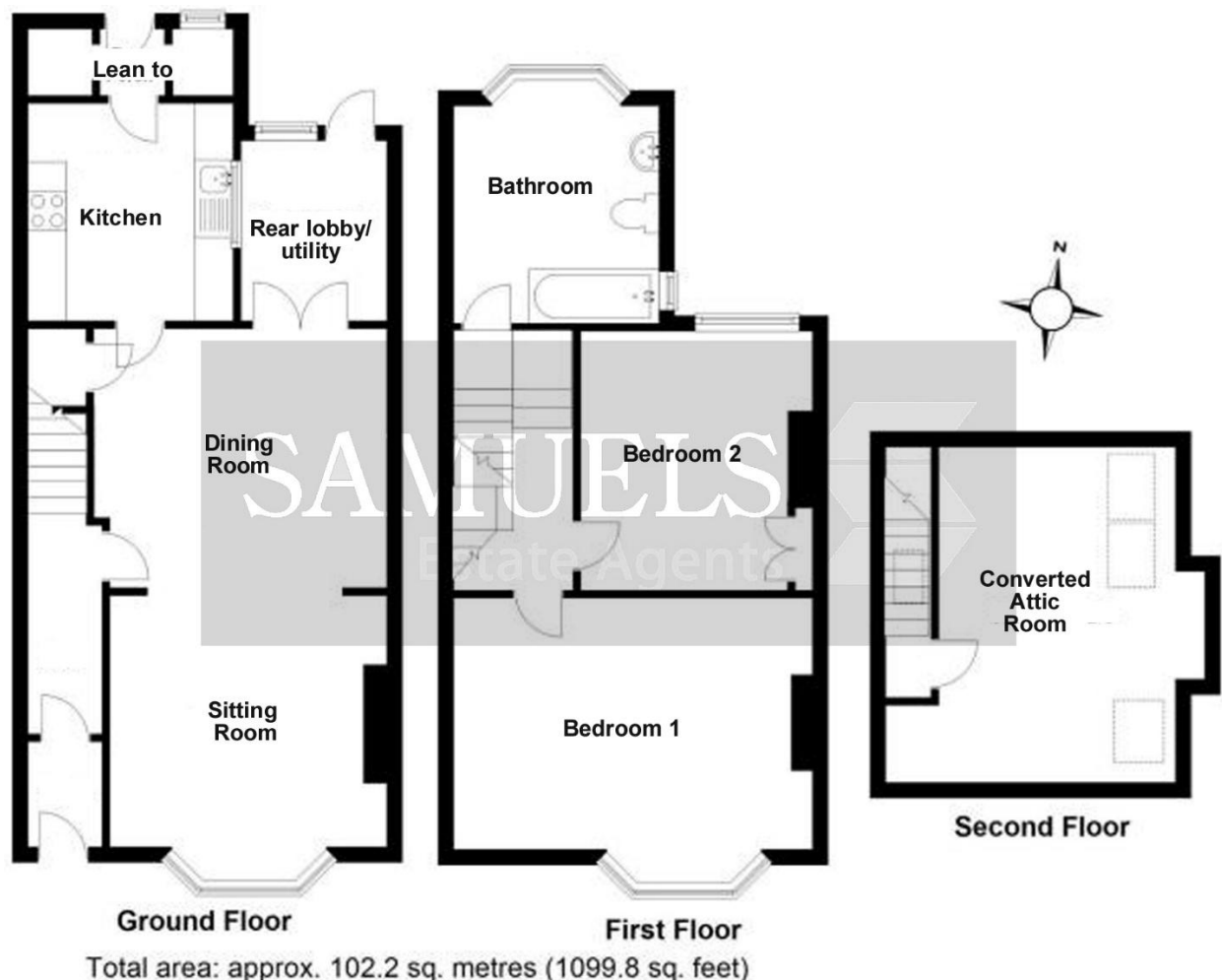
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8919/AV



Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		