

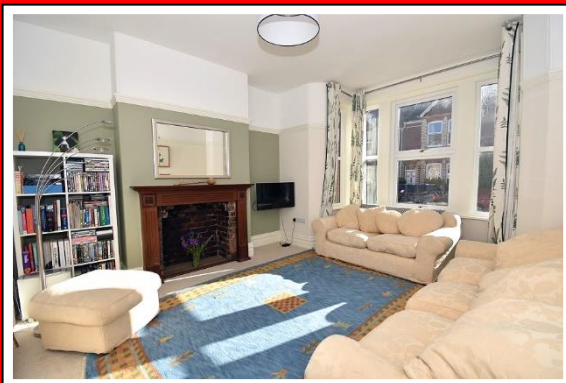


**74 MONKS ROAD  
MOUNT PLEASANT  
EXETER  
EX4 7BE**

PROOF COPY



**£375,000 FREEHOLD**



**A much improved and modernised substantial square bay fronted mid terraced house occupying a highly convenient position close to Exeter city centre. Presented in superb decorative order throughout. Three good size double bedrooms. First floor modern bathroom. Reception hall. Ground floor cloakroom. Large sitting room. Separate dining room. Fabulous modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed rear garden. Pleasant outlook and views over neighbouring area and beyond. A great family home. No chain. Viewing highly recommended.**

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

Attractive original leaded glass panelled front door leads to:

### **ENTRANCE VESTIBULE**

Original decorative tiled flooring. Dado rail. Part glass panelled internal door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Understair storage cupboard. Picture rail. Door to:

### **CLOAKROOM**

Comprising low level WC. Corner wash hand basin with modern style mixer tap. Inset LED spotlight. Luxury vinyl flooring. Panelled door leads to:

### **SITTING ROOM**

14'6" (4.42m) into bay x 13'0" (3.96m) into recess. Exposed brick fireplace recess with wood surround and mantel over. Two radiators. Picture rail. Large uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

### **DINING ROOM**

11'5" (3.48m) x 10'6" (3.20m) into recess. Radiator. Picture rail. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

21'4" (6.50m) x 12'0" (3.66m) maximum into bay reducing to 9'10" (3.0m). A fabulous light and spacious room with a recently installed modern fitted kitchen comprising a range of matching base, drawer and eye level cupboards. Attractive work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Five ring electric hob with glass splashback and double width filter/extractor hood over. Integrated dishwasher. Integrated washing machine. Recess for upright fridge freezer. Feature vertical radiator. Original built in dresser style unit. Further radiator. Wall mounted boiler serving central heating and hot water supply. Luxury vinyl flooring. Inset LED spotlights to ceiling. uPVC double glazed bay window to side aspect. Three uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Picture rail. Radiator. Smoke alarm. Access to roof space. Panelled door to:

### **BEDROOM 1**

16'8" (5.08m) x 14'10" (4.52m) into bay. Again a light and spacious room. Picture rail. Two radiators. Large uPVC double glazed bay window to front aspect.

From first floor landing, panelled door to:

### **BEDROOM 2**

11'6" (3.51m) x 10'4" (3.15m) into recess. Radiator. Original built in wardrobe to alcove. uPVC double glazed window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, panelled door to:

### **BEDROOM 3**

14'8" (4.47m) excluding door recess x 9'10" (3.0m). Picture rail. uPVC double glazed bay window to rear aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, panelled door to:

### **BATHROOM**

A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath and tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Two obscure uPVC double glazed windows to side aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden with pillared entrance and wrought iron gate with pathway that leads to the front door. The rear garden consists of an attractive tiled patio leading to a neat shaped area of lawn. Side shrub bed. Dividing pathway leads to rear gate providing pedestrian access. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and continue along, at the traffic light junction proceed straight ahead into Pinhoe Road. At the convenience store turn left into Thurlow Road then 1<sup>st</sup> right down into Monks Road continue down 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 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.

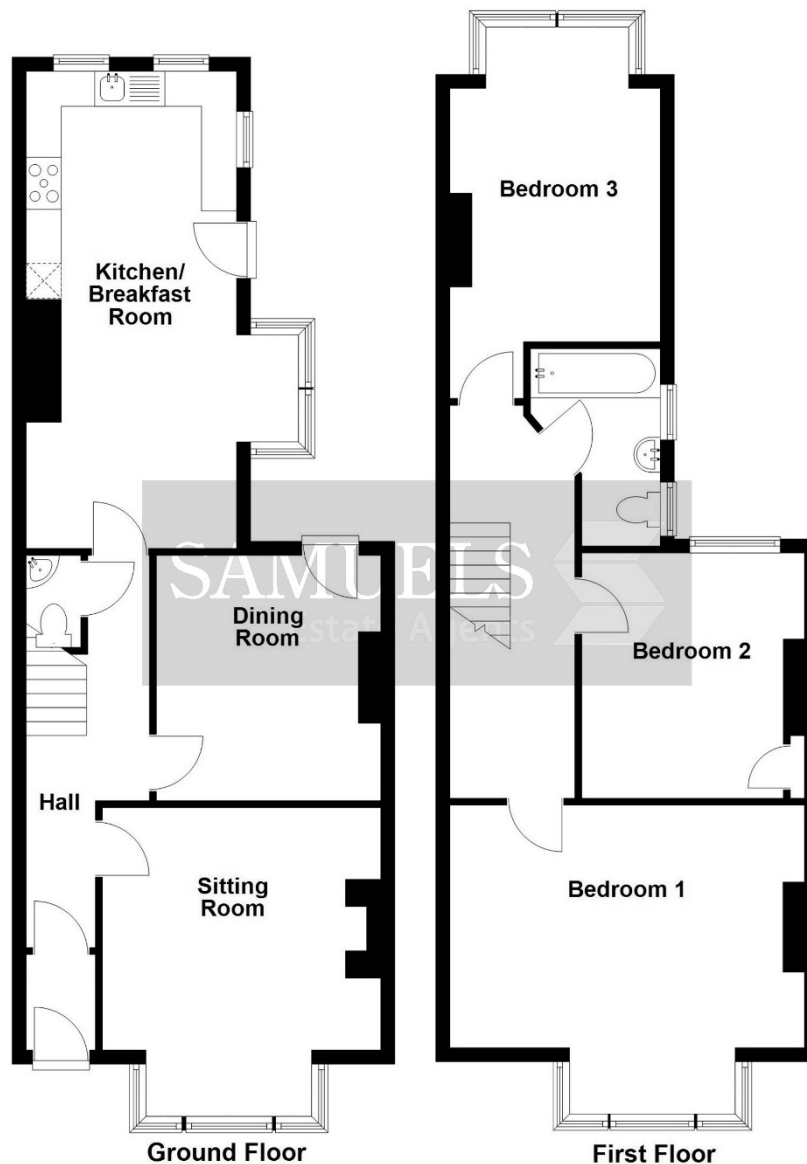
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### 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/1123/8526/AV



Ground Floor  
First Floor  
Total area: approx. 119.5 sq. metres (1286.6 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		