

**16 CECIL ROAD
ST THOMAS
EXETER
EX2 9AQ**



GUIDE PRICE £240,000 FREEHOLD



An opportunity to acquire a much improved and modernised mid terraced house occupying a highly convenient level position within close proximity to local amenities, Exeter quayside, city centre and local train station. Presented in superb decorative order throughout. Two bedrooms. Study/nursery. First floor refitted modern bathroom. Light and spacious lounge/dining room. Refitted modern kitchen. Gas central heating. uPVC double glazing. Enclosed courtyard rear garden enjoying south westerly aspect. A great first time buy purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive panelled front door, with inset obscure glass panel, leads to:

ENTRANCE HALL

Stairs rising to first floor. Open plan to:

LOUNGE/DINING ROOM

13'10" (4.22m) x 12'6" (3.81m). A light and spacious room. Laminate wood effect flooring. Radiator. Thermostat control panel. Exposed brick fireplace with raised hearth and wood mantel over. Understair storage cupboard housing electric consumer unit, electric and gas meters. uPVC double glazed window to front aspect. Glass panelled door leads to:

KITCHEN

13'10" (4.22m) x 7'0" (2.13m). A refitted kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Sink unit with modern style mixer tap. Fitted electric oven. Four ring electric induction hob with filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Upright storage cupboard housing boiler serving central heating and hot water supply. Plumbing and space for washing machine. Radiator. Tiled floor. uPVC double glazed window to rear aspect with outlook over rear courtyard. uPVC double glazed door provides access to rear courtyard.

FIRST FLOOR LANDING

Storage cupboard. Door to:

BEDROOM 1

9'10" (3.0m) maximum reducing to 9'0" (2.74m) x 11'0" (3.35m) excluding wardrobe space. Built in double wardrobe with hanging rail and fitted shelf. Radiator. Access to roof space. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

7'10" (2.39m) x 7'2" (2.18m). Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to:

STUDY/NURSERY

7'10" (2.39m) x 5'10" (1.78m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

7'0" (2.13m) x 5'4" (1.63m). A refitted modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Heated ladder towel rail. Tiled floor. Fitted shelving. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed courtyard garden with raised flower/shrub bed. The rear garden enjoys a south westerly aspect.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

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 2nd exit left into Cowick Street and continue along under the railway bridge and at the second set of traffic lights turn left into Cecil Road where the property in question will be found approximately three quarters of the way down on the right 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.

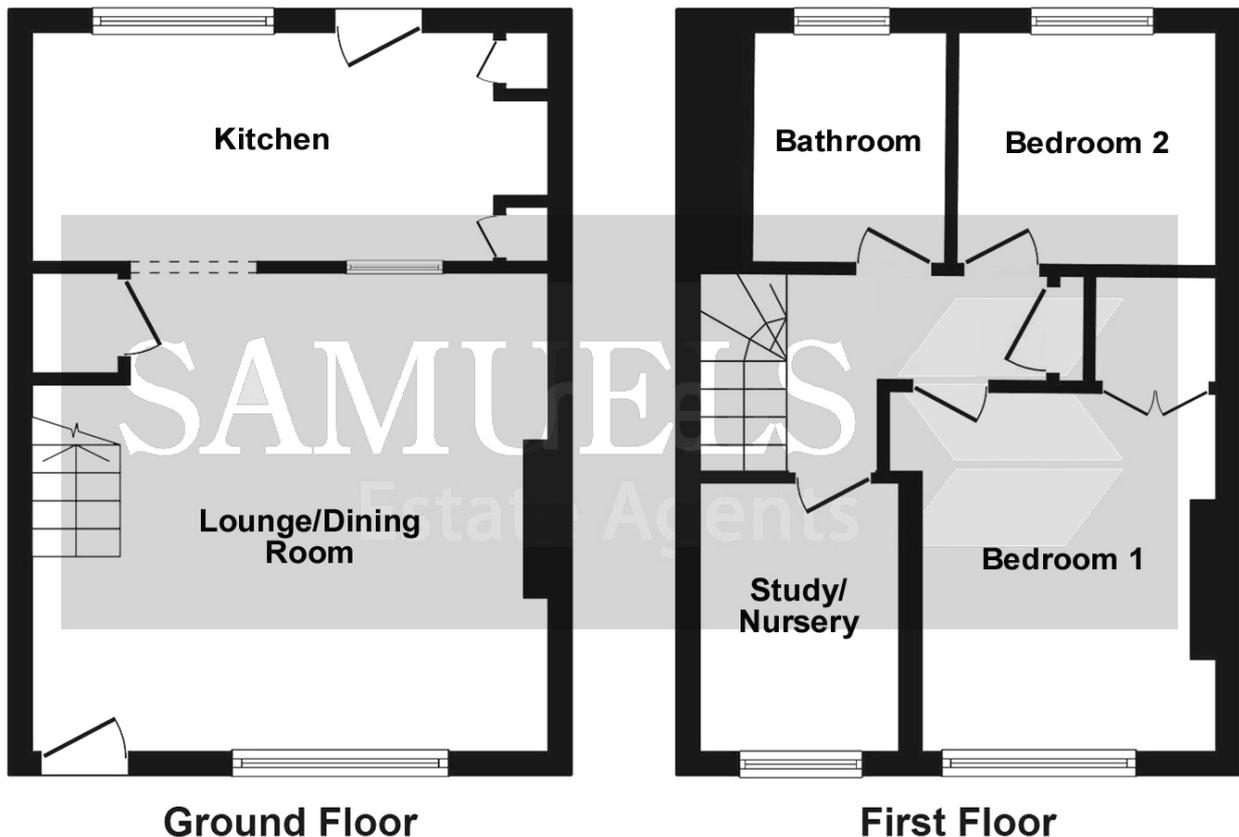
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/9029/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		