

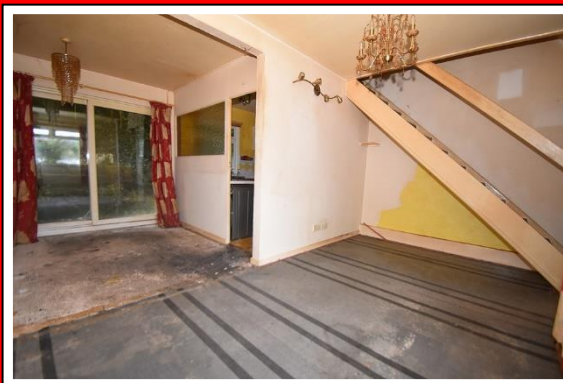


**143 EXWICK ROAD
EXWICK
EXETER
EX4 2BB**

PROOF COPY



£150,000 FREEHOLD



A two bedroom end link house occupying an elevated position close to local amenities, St Davids mainline railway station and riverside walks. Requiring full modernisation throughout. Two bedrooms. Sitting room. Dining room. Kitchen. First floor bathroom. Small rear garden. Allocated parking space. Views and outlook over neighbouring area and beyond. No chain.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

HALLWAY

Stairs rising to first floor. Cloak hanging space. open plan to:

SITTING ROOM

14'10" (4.52m) maximum x 8'4" (2.54m) maximum. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Square opening to:

DINING ROOM

8'10" (2.69m) x 7'6" (2.29m). Night storage heater. uPVC double glazed sliding patio door providing access and outlook to rear garden. Obscure glazed door leads to:

KITCHEN

8'10" (2.69m) x 7'2" (2.18m). Range of base, drawer and eye level cupboards. Single drainer sink unit. Roll edge work surfaces with tiled splashbacks. Electric cooker. Space for fridge. Plumbing and space for washing machine. Plumbing and space for slimline dishwasher. uPVC double glazed window to rear aspect with outlook over rear garden.

FIRST FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

11'10" (3.61m) x 8'4" (2.54m). Electric wall heater. Airing cupboard, with fitted shelf, housing hot water tank. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

9'4" (2.84m) x 8'0" (2.44m). uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

6'6" (1.98m) x 5'6" (1.68m). Matching white suite comprising panelled bath with electric shower unit over. Wash hand basin. WC. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is a small concrete patio with shrub bed. Access to front door. To the rear of the property is a small enclosed garden mostly laid to raised decking requiring full landscaping. A side gate provides pedestrian access. There is an allocated parking space in a car park close by.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 3rd exit left into Okehampton Street which then connects to Okehampton Road. At the traffic light/crossroad junction turn right into Exwick Road and continue along, at the traffic light junction with the Thatched House public house proceed straight ahead and the property in question will be found a short way along on the left hand side occupying an elevated position.

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.

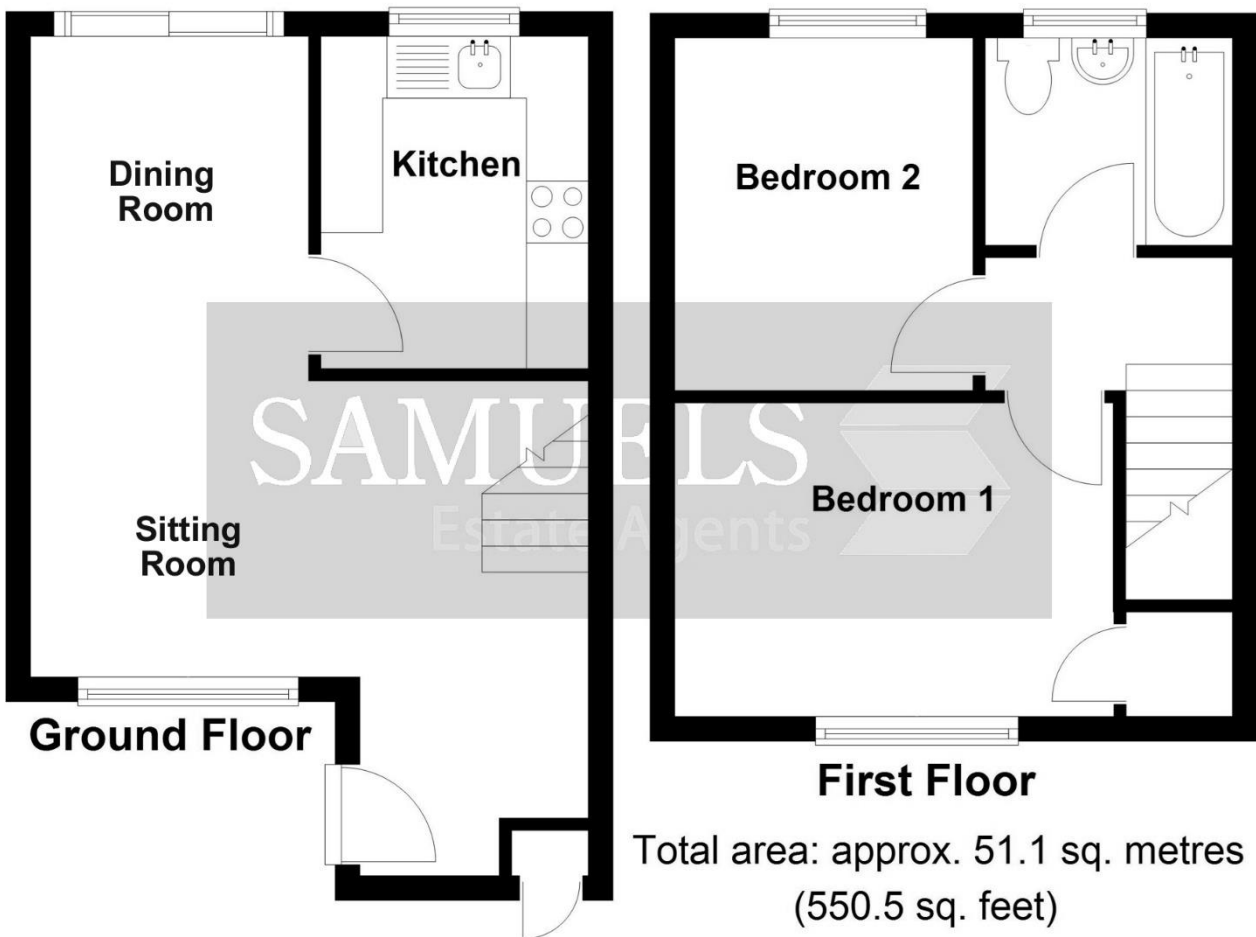
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0524/8633/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		