

**9 SALISBURY ROAD
MOUNT PLEASANT
EXETER
EX4 6LU**



£265,000 FREEHOLD



A delightful bay fronted Victorian style mid terraced house occupying a highly convenient position providing good access to local amenities, university and Exeter city centre. Light and spacious living accommodation. Two double bedrooms. Well proportioned first floor bathroom. Reception hall. Sitting room. Separate dining room. Kitchen. Lean to conservatory/utility. Gas central heating. Enclosed courtyard garden enjoying south westerly aspect. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Part glass panelled exposed wood internal door leads to:

RECEPTION HALL

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Thermostat control panel. Smoke alarm. Understair recess housing electric meter, gas meter and consumer unit. Exposed wood door leads to:

SITTING ROOM

13'0" (3.96m) into bay x 12'0" (3.66m) into recess. A characterful room with exposed wood flooring. Radiator. Boarded fireplace with wood surround and mantel over. Picture rail. Coved ceiling. Double glazed bay window to front aspect.

From reception hall, exposed wood door leads to:

DINING ROOM

11'4" (3.45m) x 10'2" (3.10m) into recess. Laminate wood effect flooring. Radiator. Fireplace recess. Telephone point. uPVC double glazed window to rear aspect.

From reception hall, obscure glass panelled exposed wood door leads to:

KITCHEN

11'6" (3.51m) maximum reducing to 8'8" (2.64m) x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces and decorative tiled splashbacks. 1½ bowl sink unit with single dr drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for dishwasher. Space for upright fridge freezer. Radiator. Fitted shelving. uPVC double glazed window to rear aspect with outlook over rear courtyard. Part obscure uPVC double glazed door leads to:

LEAN TO CONSERVATORY/UTILITY

8'8" (2.64m) x 4'10" (1.47m). Plumbing and space for washing machine. Two double power points. Wall mounted boiler serving central heating and hot water supply (installed 2022). uPVC double glazed door provides access and outlook to rear courtyard.

FIRST FLOOR HALF LANDING

Exposed wood door leads to:

BATHROOM

9'2" (2.79m) x 8'8" (2.64m). A fabulous light and spacious bathroom comprising 'P' shaped panelled bath with mixer tap, fitted mains shower unit over, curved glass shower screen and tiled splashback. Low level WC. Traditional style wash hand basin. Traditional style radiator with heated towel rail surround. Tiled floor. Part tiled walls. Inset mirror. Shaver point. Inset LED spotlights to ceiling. Access to roof void. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Access to roof space. Exposed wood door leads to:

BEDROOM 1

15'6" (4.72m) into recess x 13'0" (3.96m) into bay. A light and spacious room. Radiator. Feature cast iron fireplace. Built in wardrobe. Double glazed bay window to front aspect.

From first floor full landing, exposed wood door leads to:

BEDROOM 2

11'4" (3.45m) x 10'4" (3.15m) into recess. Radiator. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed courtyard style garden with water tap and timber shed. A rear gate provides pedestrian access. The rear garden also enjoys a south westerly aspect.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & 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 along taking the 5th right hand turning into Iddesleigh Road, bear left again in Iddesleigh Road taking the 1st right into Salisbury Road where the property in question will be found 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 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.

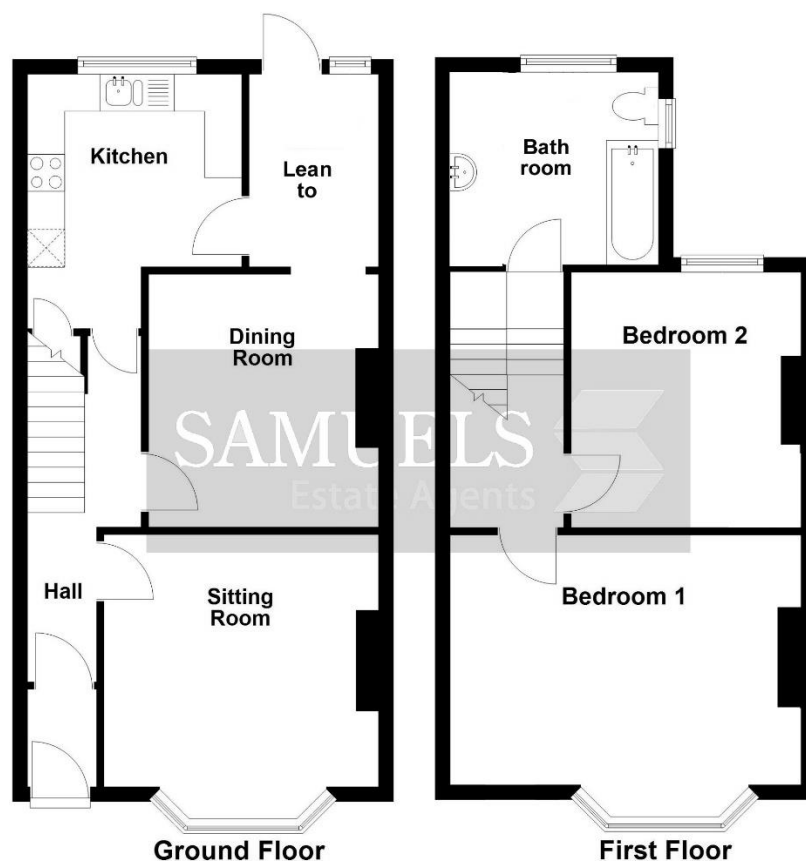
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8953/AV



Total area: approx. 86.4 sq. metres (930.3 sq. feet)

Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |