



**28 ELMSIDE  
MOUNT PLEASANT  
EXETER  
EX4 6LW**

PROOF COPY



**£495,000 FREEHOLD**



A well proportioned four bedroom Victorian style mid terraced house occupying a fabulous position providing good access to local amenities, university and Exeter city centre. Well presented characterful accommodation arranged over three floors. Four good size bedrooms. First floor modern shower room. Reception hall. Sitting room with wood burning stove. Separate dining room with wood burning stove. Modern kitchen with Aga. Lean to utility. Ground floor cloakroom. Delightful enclosed rear garden enjoying southerly aspect. Views and outlook over neighbouring area, parts of Exeter and beyond. A great family home. Viewing highly recommended.

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

Panelled front door leads to:

### **ENTRANCE VESTIBULE**

Dado rail. Glass panelled internal door leads to:

### **RECEPTION HALL**

Engineered oak wood flooring. Stairs rising to first floor. Dado rail. Electric consumer unit. Electric meter. Door to:

### **CLOAKROOM (restricted head height)**

Low level WC. Feature wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Tiled floor.

From reception hall, exposed wood panelled door leads to:

### **SITTING ROOM**

14'10" (4.52m) into bay x 11'8" (3.56m) into recess. Engineered oak wood flooring. Fireplace recess with wood burning stove, raised hearth and wood mantel over. Original coving. Picture rail. Bay window to front aspect.

From reception hall, exposed wood panelled door leads to:

### **DINING ROOM**

11'10" (3.61m) x 9'8" (2.95m). Engineered oak wood flooring. Fireplace recess with wood burning stove, raised hearth and wood mantel over. Picture rail. Sash window to rear aspect.

From reception hall, doorway opens to:

### **KITCHEN**

14'4" (4.37m) x 7'10" (2.39m). A traditional style kitchen fitted with a range of matching base units with wood work surfaces and decorative tiled splashbacks. Ceramic 1½ bowl sink unit with single drainer and traditional style mixer tap. Fitted Aga oven which also serves hot water supply. Plumbing and space dishwasher. Space for upright fridge freezer. Storage cupboard. Window to rear aspect with outlook over rear garden to side aspect. Part obscure glazed door leads to:

### **LEAN TO UTILITY**

9'4" (2.84m) x 6'0" (1.83m). Range of matching base and eye level cupboards with wood surfaces and decorative tiled splashbacks. Plumbing and space for washing machine. Power and light. Window to rear aspect with outlook over rear garden. Part glazed door provides access and outlook to rear garden.

### **FIRST FLOOR HALF LANDING**

Door to:

### **SHOWER ROOM**

A modern suite comprising double length tiled shower enclosure with fitted electric shower unit and toughened glass shower screen. Traditional low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Tiled floor. Airing cupboard housing lagged hot water cylinder. Sash window to rear aspect.

### **FIRST FLOOR FULL LANDING**

Dado rail. Stairs rising to second floor. Exposed wood panelled door leads to:

### **BEDROOM 1**

15'2" (4.62m) x 12'0" (3.66m). A light and spacious room. Picture rail. Two large sash windows to front aspect.

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

### **BEDROOM 2**

11'10" (3.61m) x 9'8" (2.95m) into recess. Picture rail. Sash window to rear aspect with outlook over neighbouring area.

### **SECOND FLOOR LANDING**

Sash window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond. Exposed wood panelled door leads to:

### **BEDROOM 3**

14'0" (4.27m) x 11'8" (3.56m) excluding recess. Feature cast iron fireplace with wood surround and mantel over. Window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From second floor landing, exposed wood panelled door leads to:

### **BEDROOM 4**

9'8" (2.95m) x 9'4" (2.84m). Window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

### **OUTSIDE**

To the front of the property is a small walled area of garden mostly laid to decorative stone chippings for ease of maintenance. Pillared entrance with decorative pathway leads to the front door. The rear garden enjoys a southerly aspect whilst consists of a decked terrace leading to a shaped area of lawn. Shrub beds well stocked with a variety of maturing shrubs, plants and bushes whilst to the lower end of the garden is a timber shed.

**TENURE**  
Freehold

**COUNCIL TAX**  
Band C

**DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road continue along, passing the Co op convenient store, take the right hand turning into May Street then left into Elmside. 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 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/1124/8795/AV



Total area: approx. 121.3 sq. metres (1305.7 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	