



**61 GREYFRIARS ROAD  
MOUNT PLEASANT  
EXETER  
EX4 7BS**



**£277,300 FREEHOLD**



A stylish modern mid terraced house occupying a delightful cul-de-sac position whilst providing good access to local amenities, Polsloe Bridge railway station and Exeter city centre. Good decorative order throughout. Two double bedrooms. First floor modern bathroom. Entrance hall. Sitting room. Modern kitchen/dining room. Rear lobby. Ground floor cloakroom. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden enjoying southerly aspect. Private allocated parking space. A great first time buy/investment purchase. No chain. Viewing recommended.

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

Canopy entrance. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Radiator. Smoke alarm. Electric consumer unit. Door to:

### **SITTING ROOM**

15'4" (4.67m) x 9'4" (2.84m). Two radiators. Television aerial point. Telephone point. Thermostat control panel. Deep understair storage cupboard. uPVC double glazed window to front aspect. Door to:

### **KITCHEN/DINING ROOM**

12'8" (3.86m) x 8'8" (2.64m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashbacks. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. Feature archway opens to:

### **REAR LOBBY**

Access to roof void. Wall mounted boiler serving central heating and hot water supply. Double glazed door provides access to rear garden. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

12'10" (3.91m) into wardrobe space x 9'2" (2.79m). Radiator. Television aerial point. Range of quality built in wardrobes providing hanging and shelving space. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'10" (3.91m) x 8'2" (2.49m) maximum. Radiator. Airing cupboard, with fitted shelving, housing hot water tank. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit, folding glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Shaver point. Extractor fan. Radiator.

### **OUTSIDE**

To the front of the property is a private allocated parking space plus additional visitors' parking close by. To the rear of the property is an enclosed garden enjoying a southerly aspect mostly laid to artificial turf for ease of maintenance. Raised composite decked terrace. Further area of garden laid to decorative stone chippings. Outside light. Water butt. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Medium risk

Mining: No risk from mining

Council Tax: Band B (Exeter)

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction proceed straight ahead down into Pinhoe Road. Continue down and at the traffic light junction take the 1st left into Abbey Road then 1st right down into Monks Road, take the left hand turning into Greyfriars Road and at the 'T' junction turn right and continue down where the property in question will be found towards the end of this cul-de-sac 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.

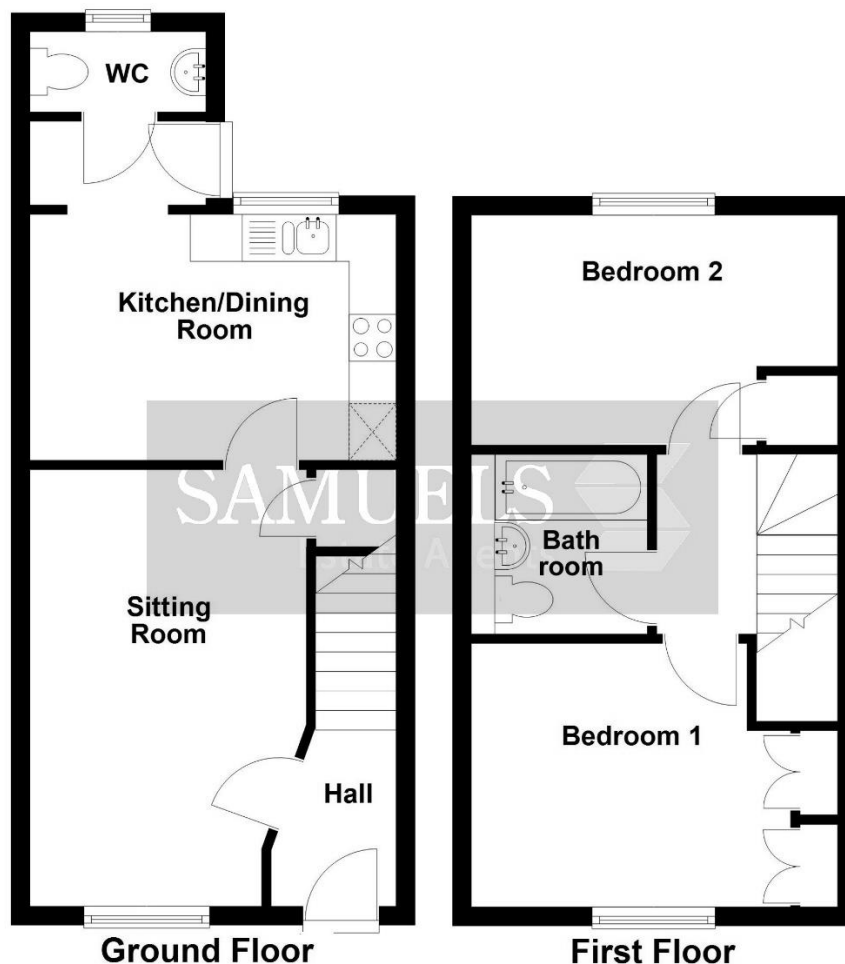
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0125/8838/AV**



**Ground Floor** **First Floor**  
Total area: approx. 61.2 sq. metres (658.2 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		