



**5 NEW BUILDINGS  
WELL STREET  
EXETER  
EX4 6JD**



**£228,000 FREEHOLD**



**A delightful mid terraced house occupying a little known pedestrianised position within close proximity to local amenities including St James railway station and Exeter city centre. Presented in good decorative order throughout. Two bedrooms. First floor bathroom. Entrance hall. Light and spacious open plan lounge/dining room. Kitchen. Enclosed front garden. Small enclosed rear courtyard. Gas central heating. uPVC double glazing. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE HALL**

Tiled floor. Cloaks hanging space. Obscure glazed door leads to:

### **LOUNGE/DINING ROOM**

16'5" (5.0m) maximum x 15'0" (4.57m) maximum reducing to 9'2" (2.79m) ('L' shaped room). A light and spacious room. Laminate wood effect flooring. Two radiators. Fitted gas fire, fire surround and mantel over. Storage cupboard and fitted shelving into alcove. uPVC double glazed window to front aspect with outlook over front garden. Open plan to:

### **INNER HALLWAY**

Stairs rising to first floor. Radiator. Understair storage cupboard. Doorway opens to:

### **KITCHEN**

9'0" (2.74m) x 6'8" (2.03m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Fitted electric oven and grill. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Plumbing and space for washing machine. Tiled floor. uPVC double glazed window to side aspect. uPVC double glazed door provides access to rear courtyard.

### **FIRST FLOOR LANDING**

Smoke alarm. Storage cupboard. uPVC double glazed window to rear aspect. Door to:

### **BEDROOM 1**

9'0" (2.74m) excluding wardrobe space x 9'6" (2.90m) into recess. Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

8'10" (2.69m) x 5'2" (1.57m). Built in storage cupboard. Radiator. Telephone point. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

9'4" (2.84m) x 4'10" (1.47m). A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit and folding glass shower screen. Low level WC. Wash hand basin with modern style mixer tap. Tiled floor. Radiator. Wall mounted boiler serving central heating and hot water supply. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is an area of garden, with raised shrub bed, mostly laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. To the rear is a small enclosed courtyard garden with lean to timber storage shed.

### **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**

From Samuels Estate Agents' Longbrook Street office continue down the road taking the first right into York Road then next left into Well Street. Continue along past Exeter City football club and over the bridge and continue just around the bend. New Buildings will be found on the left 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.

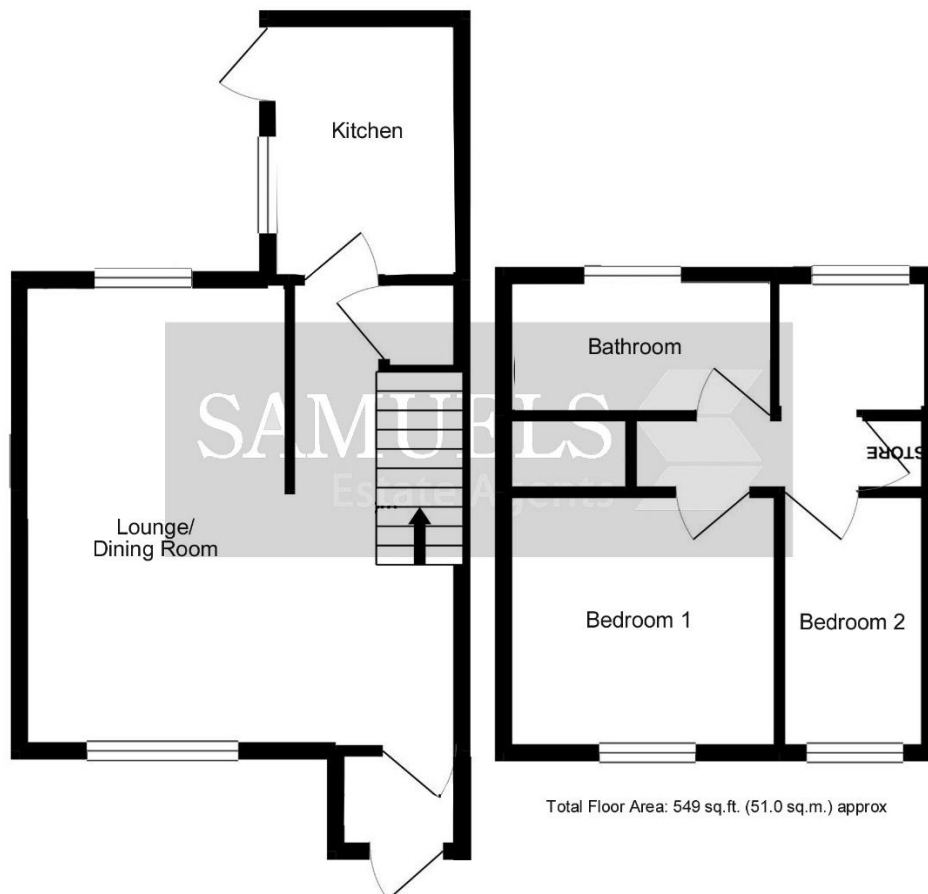
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **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/0925/9046/AV**



Total Floor Area: 549 sq.ft. (51.0 sq.m.) approx

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	65 D	
39-54	E		
21-38	F		
1-20	G		