

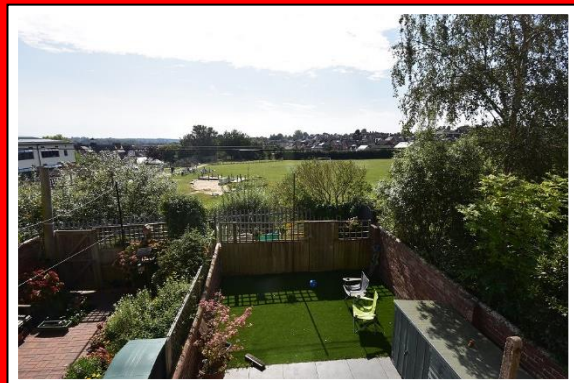
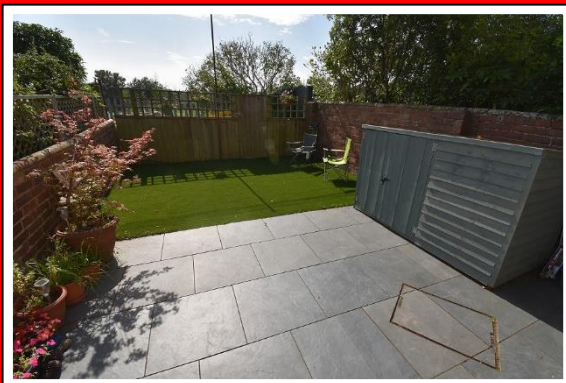


**68 PARK ROAD
MOUNT PLEASANT
EXETER
EX1 2HT**

PROOF COPY



GUIDE PRICE £350,000-£375,000 FREEHOLD



A well proportioned bay fronted mid terraced house occupying a fabulous position with pleasant outlook and views over neighbouring area and beyond. Three good size bedrooms. First floor bathroom. Reception hall. Sitting room with wood burning stove. Dining room. Breakfast room opening to modern kitchen. Gas central heating. uPVC double glazing. Attractive enclosed easy to maintain rear garden enjoying southerly aspect. Highly convenient position providing good access to local amenities, popular schools and Exeter city centre. A lovely family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Hard wood front door leads to:

ENTRANCE VESTIBULE

Laminate wood effect flooring. Attractive part obscure glass panelled internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Laminate wood effect flooring. Smoke alarm. Meter cupboard housing electric meter and consumer unit. Deep understair storage cupboard. Panelled door leads to:

SITTING ROOM

13'6" (4.11m) into bay x 11'6" (3.51m). A light and spacious room with original coved ceiling. Radiator. Television aerial point. Part exposed brick fireplace with raised hearth and wood burning stove. uPVC double glazed bay window to front aspect.

From reception hall, door to:

DINING ROOM

11'4" (3.45m) x 9'4" (2.84m) into recess. Radiator. Laminate wood effect flooring. uPVC double glazed French doors providing access and outlook to rear garden.

From reception hall, glass paned door leads to:

BREAKFAST ROOM

13'0" (3.96m) x 9'2" (2.79m). Fireplace recess with wood surround and mantel over. Radiator. Storage cupboard with fitted shelving. Telephone point. Base cupboards and drawer. Marble effect roll edge work surface. Two display cabinets. Upright storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Feature archway opens to:

KITCHEN

12'6" (3.81m) x 9'4" (2.84m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashbacks. Fitted double oven/grill. Five 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. Plumbing and space for dishwasher. Space for upright fridge freezer. Wine rack. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Access to roof space. Laminate wood effect flooring. Obscure glass panelled door leads to:

BEDROOM 3

12'4" (3.76m) x 9'2" (2.79m) into recess. Radiator. Laminate wood effect flooring. uPVC double glazed window to rear aspect offering fine outlook over neighbouring Ladysmith school playing fields, parts of Exeter and beyond.

From first floor half landing, panelled door leads to:

BATHROOM

A matching white suite comprising panelled bath with fitted electric shower unit over, glass shower screen and tiled splashback. Wash hand basin. Low level WC. Radiator. Tiled floor. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Linen cupboard. Access to roof space. Panelled door leads to:

BEDROOM 2

11'4" (3.45m) x 9'5" (2.87m) into recess. Built in wardrobe. Radiator. Laminate wood effect flooring. uPVC double glazed window to rear aspect again with fine outlook over neighbouring Ladysmith school playing fields, parts of Exeter and beyond.

From first floor full landing, panelled door leads to:

BEDROOM 1

15'0" (4.57m) into recess x 13'6" (4.11m) into bay. A spacious room with laminate wood effect flooring. Radiator. Feature cast iron fireplace with fire surround and mantel over. uPVC double glazed bay window to front aspect.

OUTSIDE

To the front of the property is an attractive brick paved garden which could provide parking for scooter/motorcycle etc. The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of a good size attractive paved patio which runs to the side elevation. Outside lighting and water tap. Timber storage shed. Opening to a section of garden laid to artificial turf for ease of maintenance. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue along to the traffic light junction. Turn right into Polsloe Road and proceed along taking the next left into Park Road continue down and the property in question can 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.

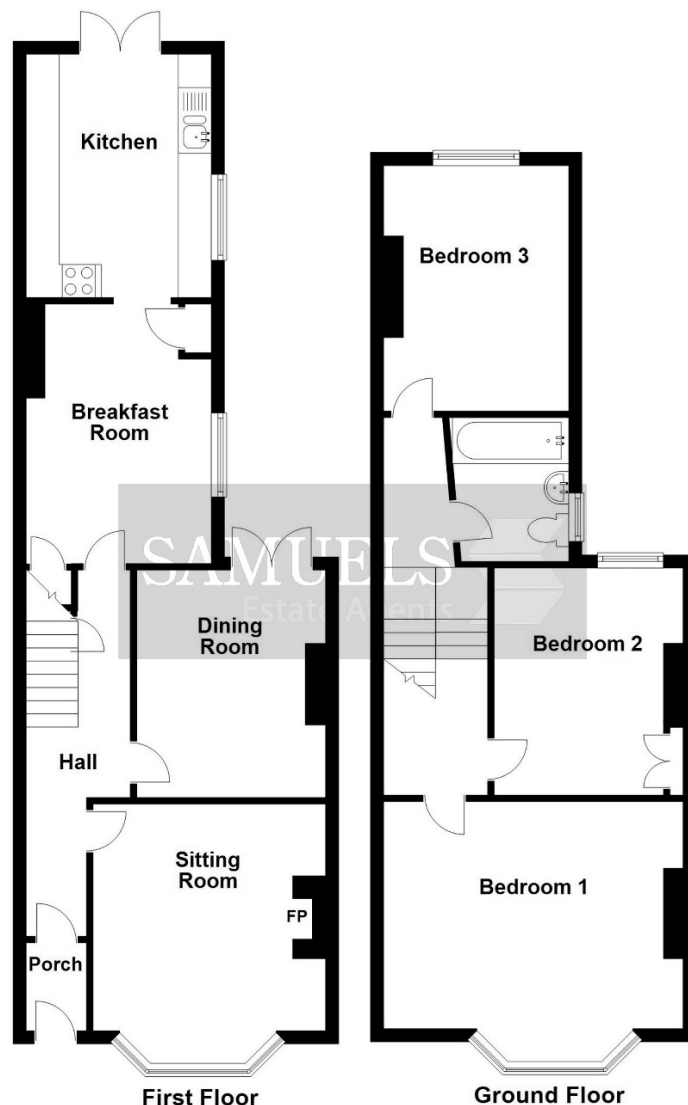
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8489/AV



Total area: approx. 103.8 sq. metres (1116.8 sq. feet)

Floor plan for illustration purpose only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |