

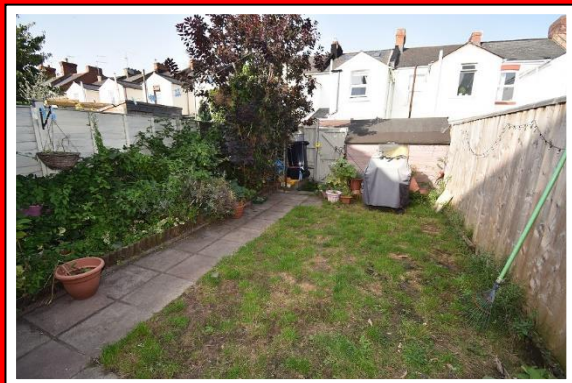


**2 PERCY ROAD
ST THOMAS
EXETER
EX2 8JY**

PROOF COPY



OFFERS IN EXCESS OF £250,000 FREEHOLD



A well proportioned mid terraced house occupying a highly convenient level position within close proximity to local amenities, quayside and Exeter city centre. Good decorative order throughout. Three bedrooms. Sitting room. Dining room. Modern kitchen. Bathroom. Gas central heating. uPVC double glazing. Delightful enclosed garden with rear access. Ideal first time purchase. Popular residential location. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Front door leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Smoke alarm. Door to:

SITTING ROOM

11'6" (3.51m) into recess x 9'10" (3.0m). Laminate wood effect flooring. Contemporary modern fireplace with raised hearth. Radiator. Original coving to ceiling. uPVC double glazed window to front aspect. Large square opening to:

DINING ROOM

12'2" (3.71m) into recess x 10'4" (3.15m). Laminate wood effect flooring. Understair storage cupboard. Radiator. Door to reception hall. uPVC double glazed window to rear aspect. Doorway opens to:

KITCHEN

8'4" (2.54m) x 8'2" (2.49m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring induction hob with filter/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Plumbing and space for washing machine. Two uPVC double glazed windows to side aspect. Doorway open to:

REAR LOBBY

Part obscure uPVC double glazed door provides access to rear garden. Storage cupboard with fitted shelf also housing housing boiler serving central heating and hot water supply. Door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap, fitted electric shower unit over and tiled splashback. Low level WC. Wash hand basin. Radiator. Two obscure uPVC double glazed windows to rear aspect.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Door to:

BEDROOM 1

15'0" (4.57m) into recess x 9'10" (3.0m). Radiator. Exposed wood flooring. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 2

10'4" (3.15m) x 9'2" (2.79m) into recess. Radiator. Fireplace recess with fire surround and mantel over. uPVC double glazed window to rear aspect.

From first floor landing, door to:

BEDROOM 3

8'8" (2.64m) x 8'6" (2.59m). Radiator. Built in cupboard/wardrobe. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed garden comprising of a paved patio with water tap. Area of lawn. Raised shrub bed. A dividing pathway leads to the lower end of the garden with timber shed. A rear gate provides pedestrian access.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left onto Alphington Street which then connects to Alphington Road. At the next set of traffic lights again proceed straight ahead and take the 3rd left into Fortescue Road and at the end of this road turn right into Courtenay Road which then connects to Percy Road.

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.

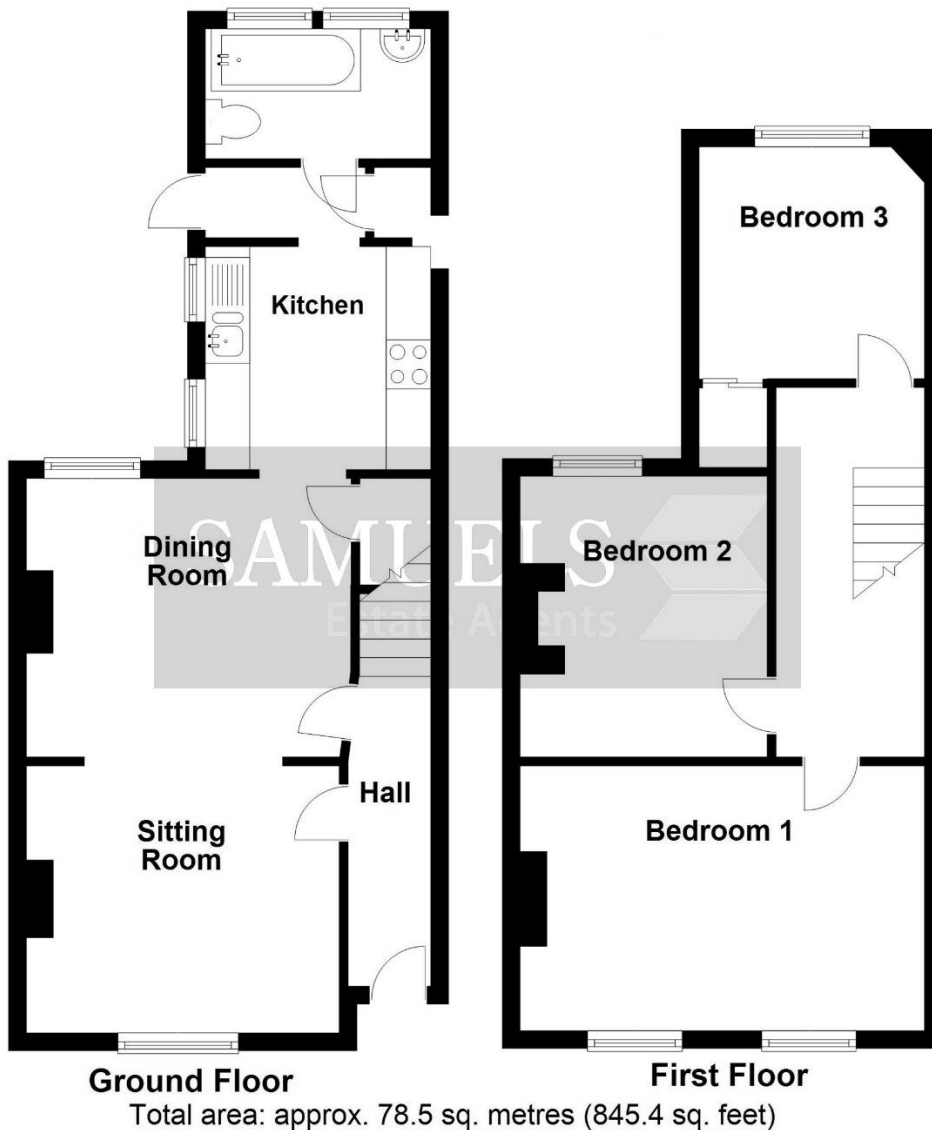
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0923/8486/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		