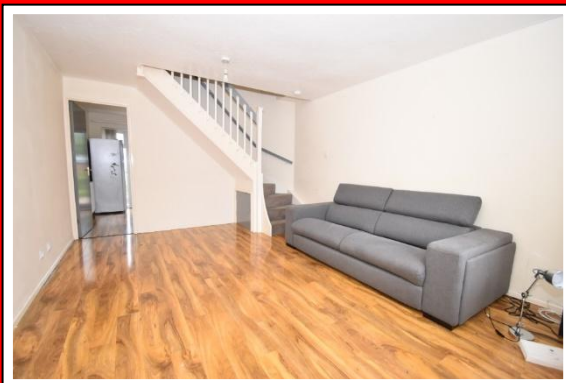


**34 RICES MEWS
ST THOMAS
EXETER
EX2 9AY**

PROOF COPY



£259,500 FREEHOLD



A well appointed modern mid terraced house occupying a level position providing great access to local amenities, Exeter quayside and city centre. Two double bedrooms. First floor bathroom. Entrance vestibule. Well proportioned lounge/dining room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying south westerly aspect. Fine outlook and views over neighbouring Cowick Barton playing fields and beyond. Private parking for two vehicles. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance with inset LED lighting. Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Laminate wood effect flooring. Cloak hanging space. Cupboard housing electric consumer unit and meter. Telephone point. Obscure glass panelled door leads to:

LOUNGE/DINING ROOM

15'6" (4.72m) x 11'10" (3.61m) maximum. A well proportioned room. Radiator. Telephone point. Television aerial point. Understair recess and storage cupboard. Stairs rising to first floor. Smoke alarm. uPVC double glazed window to front aspect. Door to:

KITCHEN/BREAKFAST ROOM

11'10" (3.61m) x 9'2" (2.79m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Two upright storage cupboards. Wine rack. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Space for small table and chairs. Wall mounted boiler serving central heating and hot water supply (installed 2021). Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door, with matching full height side panel, providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Door to:

BEDROOM 1

11'10" (3.61m) maximum into wardrobe space x 9'2" (2.79m). Range of built in bedroom furniture consisting two double wardrobes, dressing table with overhead storage cupboard and bedside unit. Radiator. Telephone point. uPVC double glazed window to rear aspect offering fine outlook over neighbouring Cowick Barton playing fields.

From first floor landing, door to:

BEDROOM 2

11'10" (3.61m) maximum into wardrobe space x 7'2" (2.18m) excluding door recess. Range of built in wardrobes to one wall. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap, fitted electric shower unit over and tiled splashback. Low level WC. Wash hand basin. Part tiled walls. Shaver point. Heated towel rail. Medicine cabinet. Extractor fan. Deep storage/airing cupboard with fitted shelving and electric bar heater.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. The rear garden enjoys a south westerly aspect whilst consists of a paved patio with outside light and water tap. Additional brick paved patio with side shrub bed. To the lower end of the garden is a timber shed with power and light. The rear garden is enclosed by timber panelled fencing to all sides and backs on to neighbouring Cowick Barton playing fields. The property also benefits from two private allocated parking spaces situated close by.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

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 C (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the first exit left into Alphington Street, continue through the traffic lights and continue into Alphington Road. At the next set of traffic lights turn right into Sydney Road and continue to the very end turning left into Ferndale Road, proceed along taking the second left into Rices Mews.

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.

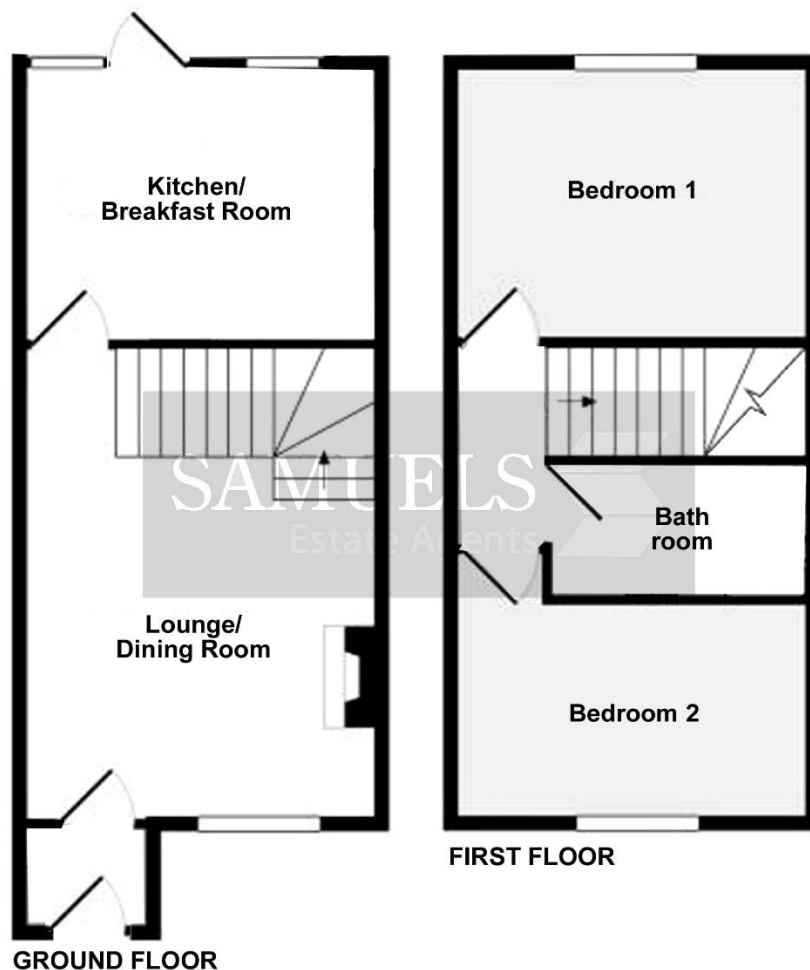
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/9000/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		