



**28 SALISBURY ROAD  
MOUNT PLEASANT  
EXETER  
EX4 6LU**



**£270,000 FREEHOLD**



**A Victorian style bay fronted mid terraced house occupying a fabulous convenient position providing good access to local amenities, Exeter city centre and university. Presented in good decorative order throughout. Three bedrooms. First floor modern shower room. Reception hall. Sitting room. Dining room. Modern kitchen. Lean to utility. Gas central heating. uPVC double glazing. Enclosed paved garden with rear access. Ideal first time buy/investment purchase. No onward chain. Viewing highly recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled flooring. Doorway opens to:

### **RECEPTION HALL**

Radiator. Cloaks hanging space. Exposed wood flooring Stairs rising to first floor. Doorway opens to:

### **DINING ROOM**

12'10" (3.91m) into recess x 10'5" (3.18m). Exposed wood flooring. Storage cupboards and fitted shelving into alcoves. Radiator. Understair storage cupboard. Square opening to:

### **SITTING ROOM**

12'4" (3.76m) into bay x 11'10" (3.61m) into recess. Two radiators. Exposed wood flooring. Decorative tiled fireplace with inset grate, fire surround and mantel over. Telephone point. Coved ceiling. uPVC double glazed bay window to front aspect.

From dining room, doorway opens to:

### **KITCHEN/BREAKFAST ROOM**

9'8" (2.95m) x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces with tiled splashback incorporating breakfast bar. Single drainer sink unit with traditional style mixer tap. Fitted electric double oven/grill. Four ring electric hob with filter/extractor hood over. Integrated dishwasher. Space for upright fridge freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. uPVC double glazed windows to both side and rear aspects. Part glass panelled door leads to:

### **LEAN TO UTILITY**

10'0" (3.05m) x 4'9" (1.45m). With power and light. Plumbing and space for washing machine. uPVC double glazed window and door providing access and outlook to rear courtyard.

### **FIRST FLOOR HALF LANDING**

Part obscure glazed exposed wood door leads to:

### **BEDROOM 3**

9'2" (2.79m) x 8'0" (2.44m) maximum into bay. Radiator. uPVC double glazed bay window to rear aspect.

From first floor half landing, exposed wood door leads to:

### **SHOWER ROOM**

Comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap and storage space beneath. Heated ladder towel rail. Inset LED spotlight incorporating extractor fan. Frosted glazed window to side aspect.

### **FIRST FLOOR FULL LANDING**

Linen cupboard. Exposed wood door leads to:

### **BEDROOM 2**

10'6" (3.20m) x 10'0" (3.05m). Radiator. Built in wardrobe. uPVC double glazed window to rear aspect.

From first floor full landing, exposed wood door leads to:

### **BEDROOM 1**

14'2" (4.32m) excluding wardrobe space x 12'2" (3.71m) into bay. A well proportioned room with two built in wardrobes. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

### **OUTSIDE**

To the rear of the property is an enclosed paved garden with raised flower/shrub bed. Rear gate provides pedestrian access.

### **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

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue along taking the 5<sup>th</sup> right hand turning into Iddesleigh Road, bear left again in Iddesleigh Road taking the 1<sup>st</sup> right into Salisbury Road where the property in question 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/1025/9072/AV



Total area: approx. 85.1 sq. metres (916.5 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		