



**14 POWDERHAM CRESCENT  
EXETER  
DEVON  
EX4 6DA**

PROOF COPY



**GUIDE PRICE £650,000 FREEHOLD**



An opportunity to acquire a substantial five bedroom late Victorian mid terraced townhouse occupying a highly convenient central position providing great access to local amenities including St James railway station and Exeter city centre. Well proportioned characterful accommodation arranged over three floors. Requiring modernisation. Five bedrooms. Reception hall. Large sitting room. Separate dining room. Kitchen/breakfast room. Conservatory/garden room. Cloakroom. First floor bathroom. Second floor shower room. Enclosed rear garden. Highly sought after residential location. Viewing highly recommended.

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

Panelled front door, with obscure glazed panels, leads to:

### **ENTRANCE VESTIBULE**

Dado rail. Attractive leaded stained glass door leads to:

### **RECEPTION HALL**

Amtico flooring. Original coved ceiling. Gas fire (not in use). Stairs rising to first floor. Smoke alarm. Panelled door leads to:

### **SITTING ROOM**

17'6" (5.33m) into bay x 14'6" (4.42m) into recess. A light and spacious room. Feature high ceiling with original coving. Picture rail. Tiled fireplace with gas fire (not in use), raised hearth and mantel over. Television aerial point. Two radiators. Large sash bay window to front aspect.

From reception hall, panelled door leads to:

### **DINING ROOM**

13'6" (4.11m) x 13'6" (4.11m) into recess. Feature high ceiling with original coving. Picture rail. Fitted gas fire (not in use). Feature vertical radiator. Glass paned French doors providing outlook to rear garden. Feature archway with steps leading down to kitchen/breakfast room.

From reception hall four stairs lead down to:

### **INNER HALLWAY**

Deep understair storage cupboard with stairs to cellar. Panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

14'0" (4.27m) x 12'6" (3.81m) into recess. Fitted with a range of base, drawer and eye level cupboards. Work surfaces. Central breakfast bar. 1½ bowl sink unit with single drainer and mixer tap. Space for gas cooker. Space for fridge. Built in dishwasher. Large fireplace recess with fitted gas fire (not in use). Built in airing cupboard, with fitted shelving, housing hot water tank. Radiator. Sash window to side aspect. Part glass panelled door leads to:

### **CONSERVATORY/GARDEN ROOM**

21'8" (6.60m) maximum x 13'2" (4.01m) maximum. Three radiators. Pitched roof. Exposed ceiling beams. Range of fitted shelving and storage cupboards. Additional pitched polycarbonate roof. Glazed windows and door providing access and outlook to rear garden. Door provides access to:

### **CLOAKROOM**

WC. Circular bowl sink unit set within roll edge worktop and storage space beneath. Two eye level cupboards. Boiler serving central heating and hot water supply. Window to side aspect.

### **FIRST FLOOR HALF LANDING**

Panelled door leads to:

### **BEDROOM 5**

12'4" (3.76m) maximum x 8'2" (2.49m). Radiator. Sash window to rear aspect with outlook over rear garden.

From first floor half landing, panelled door to:

### **BATHROOM**

A matching white suite comprising panelled bath with traditional style mixer tap including shower attachment. Triangular shaped wash hand basin with traditional style mixer tap. WC. Heated ladder towel rail. Obscure sash window to side aspect.

From first floor half landing, stairs lead to:

### **FIRST FLOOR FULL LANDING**

Radiator. Two wall light points. Smoke detector. Stairs rising to second floor. Panelled door leads to:

### **BEDROOM 1**

18'4" (5.59m) x 14'8" (4.47m) maximum. A fabulous spacious room. Feature high ceiling with original coving. Picture rail. Radiator. Range of built in wardrobes. Wash hand basin. Feature cast iron fireplace with inset tiling, fire surround and mantel over. Two sash windows to front aspect with outlook over Powderham Crescent park.

From first floor full landing, panelled door leads to:

### **BEDROOM 2**

13'6" (4.11m) x 13'6" (4.11m) maximum into recess. Feature high ceiling. Picture rail. Original wardrobe built into alcove. Radiator. Wash hand basin set in vanity unit with cupboard space beneath.

From first floor full landing, panelled door leads to:

### **SECOND FLOOR HALF LANDING**

Access point to eaves/storage space. Window to rear aspect. Stairs lead to:

### **SECOND FLOOR FULL LANDING**

Smoke alarm. Two wall light points. Access to roof space. Double width linen cupboard. Panelled door leads to:

### **BEDROOM 3**

14'10" (4.52m) x 11'4" (3.45m) excluding recess and wardrobe space. Radiator. Feature cast iron fireplace. Original built in wardrobe. Picture rail. Storage recess. Sash window to front aspect with pleasant outlook over Powderham Crescent park.

From second floor full landing, panelled door leads to:

### **BEDROOM 4**

14'0" (4.27m) x 11'10" (3.61m) excluding wardrobe and recess space. Radiator. Original built in wardrobe. Picture rail. Sash window to rear aspect.

From second floor full landing, panelled door leads to:

### SHOWER ROOM

Comprising shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with tiled splashback and cupboard space beneath. Heated towel rail.

### OUTSIDE

The property is approached via a pillared entrance with pathway leading to the front door. The front garden is well stocked with a variety of maturing shrubs, plants and flowers. To the rear of the property is an enclosed walled garden laid to lawn with various maturing shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. To the lower end of the garden is a car port with double opening gate providing vehicle access (restricted access).

### AGENTS NOTE

As a resident of Powderham Crescent each owner has the benefit of the use of Powderham Crescent park. There is currently an active residents' association who organise get togethers with all residents at different times of the year. We understand there is a small charge to go towards the upkeep of the park, we understand this charge is approximately £30 per year.

### TENURE

Freehold

### DIRECTIONS

From Samuels Estate Agent's Longbrook Street office continue down the road, over the mini roundabout and proceed straight ahead onto Pennsylvania Road. Just past the Co op convenient store take the next right into Powderham Crescent. 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 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/0224/8585/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		