



**103 PORTLAND STREET  
NEWTOWN  
EXETER  
EX1 2EG**

PROOF COPY



**GUIDE PRICE £315,000 FREEHOLD**



**A deceptively spacious three storey terraced house offering well proportioned versatile living accommodation whilst occupying a highly convenient position close to local amenities and Exeter city centre. Three/four bedrooms. Reception hall. Sitting room. Dining room/bedroom. Bathroom. Lower ground floor family room. Kitchen/breakfast room. Rear lobby/utility. Cloakroom. Office/study/bedroom. Gas central heating. Enclosed rear garden. Currently let to a family. To be sold as a going concern or vacant possession with necessary notice.**

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

### **GROUND FLOOR**

uPVC front door leads to:

#### **ENTRANCE VESTIBULE**

Dado rail. Cloak hanging space. Wood flooring. Part obscure glazed internal door leads to:

#### **RECEPTION HALL**

Radiator. Exposed wood flooring. Stairs rising to first floor. Stairs leading to lower ground floor. Door to:

#### **SITTING ROOM**

15'2" (4.62m) maximum into recess x 11'2" (3.40m). Part exposed brick fireplace with raised hearth, wood surround and mantel over. Telephone point. Television aerial point. Radiator. uPVC double glazed window to front aspect.

From reception hall, door to:

#### **DINING ROOM/BEDROOM**

11'5" (3.48m) x 11'4" (3.45m) maximum into recess. Part exposed brick fireplace with hearth. Radiator. uPVC double glazed window to rear aspect.

From reception hall, door to:

#### **BATHROOM**

7'6" (2.29m) x 7'0" (2.13m). Comprising panelled bath with traditional style mixer tap including shower attachment. Wash hand basin. Low level WC. Shower enclosure with fitted mains shower unit. Part tiled walls. Radiator. Obscure uPVC double glazed window to side aspect.

### **LOWER GROUND FLOOR**

#### **FAMILY ROOM**

14'2" (4.32m) maximum x 11'5" (3.48m) maximum. Airing cupboard, with fitted shelving, housing boiler serving central heating and hot water supply. Radiator. Understair storage cupboard. uPVC double glazed window to rear aspect. Doorway opens to:

#### **KITCHEN/BREAKFAST ROOM**

16'0" (4.88m) excluding recess x 10'10" (3.30m). Fitted with a range of base, drawer and eye level units. Marble effect roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted double oven/grill. Four ring gas hob. Plumbing and space for dishwasher. Plumbing and space for washing machine. Space for upright fridge freezer. Space for table and chairs. Walk in larder cupboard with electric light. uPVC double glazed window to front aspect.

From family room, glass panelled door leads to:

#### **REAR LOBBY/UTILITY**

Single drainer sink unit with cupboard space beneath. Worktop. Plumbing and space for washing machine. Tiled floor. uPVC double glazed door provides access to rear garden. Sliding door leads to:

#### **CLOAKROOM**

With WC. Obscure uPVC double glazed window to side aspect.

From rear lobby/utility, door leads to:

#### **OFFICE/STUDY/BEDROOM**

8'10" (2.69m) x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space. uPVC double glazed window to rear aspect. Door to:

#### **BEDROOM 1**

16'8" (5.08m) into wardrobe space x 11'2" (3.40m). Radiator. Range of built in bedroom furniture consisting of wardrobes, six drawer chest, overhead storage cupboards and two matching bedside units. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to:

#### **BEDROOM 2**

11'5" (3.48m) x 11'4" (3.45m) maximum into recess. Radiator. Exposed wood flooring. uPVC double glazed window to rear aspect.

#### **OUTSIDE**

To the rear of the property is an enclosed paved garden with shrub bed.

#### **TENURE FREEHOLD**

#### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Western Way and take the 1<sup>st</sup> turning left into Belmont Road. Continue along Belmont Road taking the 2<sup>nd</sup> right into Clifton Road then 1<sup>st</sup> left up into Portland Street where the property in question will be found towards the top end 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 investigations 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 investigate 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/0223/8371/AV



Total area: approx. 124.9 sq. metres (1344.4 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		