

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



**£250,000 FREEHOLD**



**A spacious bay fronted Victorian style mid terraced house occupying a highly convenient position providing good access to local amenities and Exeter city centre. Three good size bedrooms. Reception hall. Sitting room. Dining room. Kitchen. Lean to utility. Bathroom. uPVC double glazing. Gas central heating. Enclosed courtyard garden with rear access. No chain. Viewing recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Tiled floor. Part glazed internal door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Inset LED spotlights to ceiling. Understair storage cupboard. Door leads to:

### **DINING ROOM**

11'2" (3.40m) x 10'0" (3.05m). Radiator. Inset LED spotlights to ceiling. Large square opening to:

### **SITTING ROOM**

14'0" (4.27m) into bay x 11'10" (3.61m) into recess. Radiator. Telephone point. Television aerial point. Fireplace recess. Inset LED spotlights to ceiling. uPVC double glazed bay window to front aspect.

From dining room, large doorway opens to:

### **KITCHEN**

8'10" (2.69m) x 8'6" (2.59m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Space for upright fridge freezer. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect. uPVC double glazed door provides access to:

### **LEAN TO UTILITY ROOM**

15'6" (4.72m) x 4'2" (1.27m). Power and light. Fitted base cupboards with marble effect roll edge work surface. Plumbing and space for washing machine. Tiled floor. uPVC double glazed windows and door providing access and outlook to rear courtyard.

From reception hall, door to:

### **BATHROOM**

11'2" (3.40m) x 4'8" (1.42m). A matching white suite comprising panelled bath with fitted mains shower unit over. Wash hand basin. Low level WC. Heated ladder towel rail. Radiator. Part tiled walls. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR HALF LANDING**

Door to:

### **BEDROOM 3**

9'2" x 8'4" (2.54m). Radiator. uPVC double glazed window to rear aspect.

### **FIRST FLOOR FULL LANDING**

Access to roof space. Door to:

### **BEDROOM 2**

11'4" (3.45m) x 10'0" (3.05m). Radiator. uPVC double glazed window to rear aspect.

From first floor full landing, door to:

### **BEDROOM 1**

14'2" (4.32m) excluding wardrobe space x 13'0" (3.96m) into bay. A spacious room. Radiator. Built in wardrobe. Built in storage cupboard also housing boiler serving central heating and hot water supply. uPVC double glazed bay window to front aspect.

### **OUTSIDE**

To the rear of the property is a small enclosed courtyard garden with rear gate providing 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 (Exeter)

## 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 right 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.

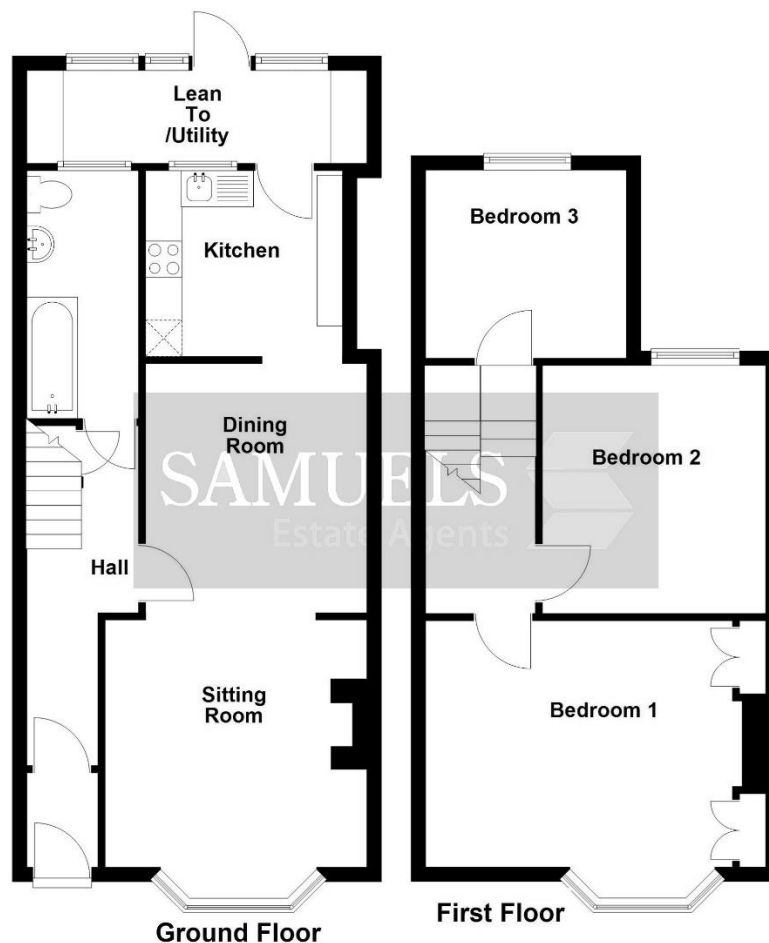
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0825/9014/AV**



Total area: approx. 90.7 sq. metres (976.4 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		