



**7 ROSEBERY ROAD  
MOUNT PLEASANT  
EXETER  
EX4 6LT**



**£300,000 FREEHOLD**



**A deceptively spacious three storey Victorian style bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, Exeter city centre and university. Three bedrooms. Spacious first floor bathroom. Reception hall. Sitting room. Separate dining room. Traditional style kitchen. Lean to. Cloakroom. Gas central heating. Double glazing. Enclosed courtyard garden enjoying south westerly aspect. Viewing highly recommended.**

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

Front door leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled flooring. Dado rail. Obscure glazed stripped wood door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. Exposed wood door leads to:

### **SITTING ROOM**

12'6" (3.81m) into bay x 12'0" (3.66m) into recess. Radiator. Fireplace recess with raised hearth. Television aerial point. Picture rail. Coved ceiling. uPVC double glazed bay window to front aspect.

From reception hall, opening to:

### **DINING ROOM**

15'6" (4.72m) maximum x 11'2" (3.40m). A well proportioned room with exposed wood flooring. Fireplace recess with tiled hearth. Fitted shelving into alcoves. Stairs rising to first floor. Understair recess. Gas meter. Sash window to rear aspect. Part glass panelled exposed wood door leads to:

### **KITCHEN**

10'8" (3.25m) x 9'4" (2.84m) maximum. A traditional farmhouse style kitchen fitted with a range of wooden base and drawer units. Wood work surfaces. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Space for gas cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Fitted shelving. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect. Part obscure glazed door leads to:

### **LEAN TO**

10'10" (3.30m) x 5'0" (1.52m). Roll edge work top with shelving under. Tiled floor. Double power point. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden. Door to:

### **CLOAKROOM**

Comprising WC. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR HALF LANDING**

Part obscure glazed exposed wood door to:

### **BATHROOM**

10'6" (3.20m) x 9'0" (2.74m). A spacious bathroom comprising tiled surround roll top bath. Wash hand basin set in vanity unit with cupboard space beneath. WC. Separate shower enclosure with fitted electric shower unit. Radiator. Part tiled walls. Access to roof space. Radiator. Obscure uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Linen cupboard. Door to:

### **BEDROOM 3**

11'4" (3.45m) x 10'2" (3.10m) maximum into recess. Feature cast iron fireplace with fire surround and mantel over. Exposed wood flooring. Radiator. Built in wardrobe. uPVC double glazed window to rear aspect.

From first floor landing, doorway leads to:

### **INNER LANDING**

Stairs leading to second floor. uPVC double glazed window to front aspect. Understair recess. Exposed wood door leads to:

### **BEDROOM 2**

12'6" (3.81m) into bay x 9'8" (2.95m) into recess. Feature cast iron fireplace with fire surround and mantel over. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

### **SECOND FLOOR LANDING**

Smoke alarm. Built in cupboard/wardrobe. Door to:

### **BEDROOM 1**

11'8" (3.56m) x 10'8" (3.25m) excluding recess (part sloped ceiling). Radiator. Television aerial point. Access point to eaves/storage space. Double glazed Velux style to front aspect. Double glazed Velux style window to rear aspect with outlook over neighbouring area and beyond.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard garden consisting of a raised timber decked terrace. Flower/shrub bed. Further area of garden laid to decorative chipped slate for ease of maintenance. The garden enjoys a south westerly aspect and is enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

## DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road continue along and almost opposite the Co op convenience store turn right into Iddesleigh Road then 1<sup>st</sup> right into Rosebery Road. The property in question will be found a short way along 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 checks on 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 surveyors 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.

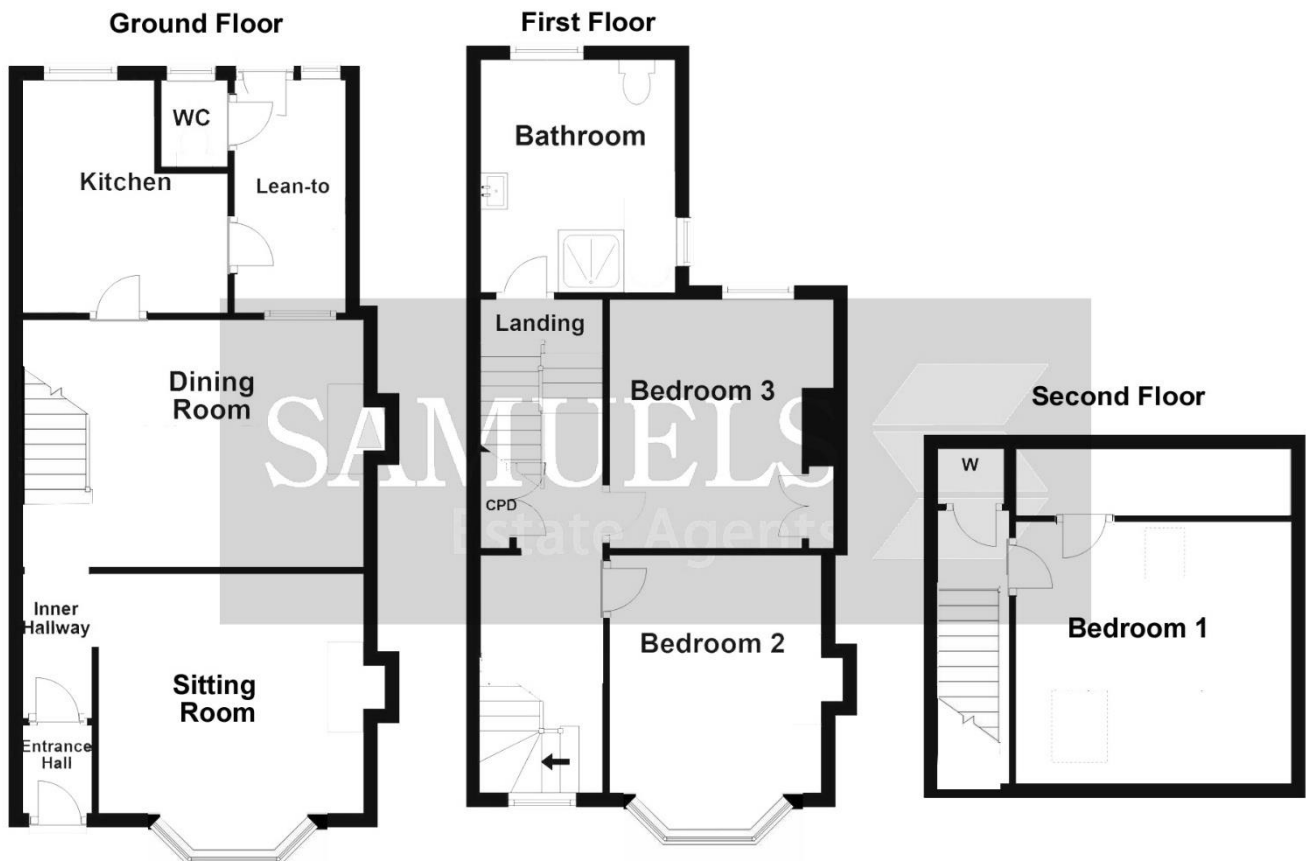
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0824/8714/AV



Total area: approx. 109.3 sq. metres (1177.0 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		