



**2 MANSTON ROAD  
MOUNT PLEASANT  
EXETER  
EX1 2QA**

PROOF COPY



**£360,000 FREEHOLD**



**A beautifully presented extended bay fronted mid terraced house located within this highly sought after residential location convenient to local amenities and Exeter city centre. Well proportioned living accommodation. Three good size bedrooms. First floor modern bathroom. Reception hall. Sitting room. Separate dining room. Kitchen/breakfast room. Utility room. Ground floor shower room. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying southerly aspect. A must see property viewing highly recommended.**

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

Wooden front door leads to:

### **ENTRANCE VESTIBULE**

Exposed wood flooring. Cloak hanging space. Part obscure glass panelled door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. Thermostat control panel. Panelled door leads to:

### **SITTING ROOM**

13'6" (4.11m) into bay x 11'6" (3.51m) into recess. A light and spacious room with granite effect fireplace, raised hearth, inset living flame effect gas fire with wood surround and mantel over. Telephone point. Television aerial point. Radiator. Picture rail. Exposed wood flooring. uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

### **DINING ROOM**

11'4" (3.45m) x 9'5" (2.87m) into recess. Exposed wood flooring. Radiator. Original storage cupboards built into alcoves one of which with fitted shelving. Picture rail. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

18'10" (5.74m) maximum x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with traditional style mixer tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for dishwasher. Space for upright fridge freezer. Space for table and chairs. Radiator. Wall mounted boiler serving central heating and hot water supply. Deep understair storage cupboard housing electric meter and consumer unit. Inset LED spotlights to ceiling. Two uPVC double glazed windows to side aspect. Doorway opens to:

### **UTILITY ROOM**

10'10" (3.30m) x 6'2" (1.88m) maximum reducing to 3'10" (1.17m). Fitted marble effect roll edge worktop. Plumbing and space for washing machine. Radiator. uPVC double glazed windows to both rear and side aspects. uPVC double glazed door provides access to rear garden. Door leads to:

### **SHOWER ROOM**

10'10" (3.30m) maximum reducing to 7'0" (2.13m) x 5'6" (1.68m). A matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with mixer tap and tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR HALF LANDING**

Access to roof space. Panelled door leads to:

### **BEDROOM 3**

10'5" (3.18m) excluding door recess x 9'2" (2.79m) into recess. Boarded fireplace. Radiator. uPVC double glazed window to rear aspect.

From first floor half landing, panelled door leads to:

### **BATHROOM**

6'10" (2.08m) x 6'0" (1.83m) maximum. A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over including separate shower attachment, folding glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Decorative tiled floor. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR FULL LANDING**

Linen cupboard. Panelled door leads to:

### **BEDROOM 2**

11'4" (3.45m) x 9'6" (2.90m) into recess. Feature cast iron fireplace, wood surround and mantel over. Radiator. uPVC double glazed window to rear aspect.

From first floor full landing, panelled door leads to:

### **BEDROOM 1**

15'2" (4.62m) into recess x 13'5" (4.09m) into bay. Again a light and spacious room. Feature cast iron fireplace, wood surround and mantel over. Picture rail. Radiator. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden mostly laid to decorative stone chippings for ease of maintenance. Pillared entrance with pathway leading to the front door.

The rear garden consists of a paved patio with raised timber decked terrace. Shrub bed. Brick built barbecue. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access. The rear garden also enjoys a southerly aspect.

### **TENURE FREEHOLD**

**DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light/crossroad junction proceed straight head down into Pinhoe Road. Continue down taking the 2<sup>nd</sup> right into Jubilee Road and 2<sup>nd</sup> left into Manston 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 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.

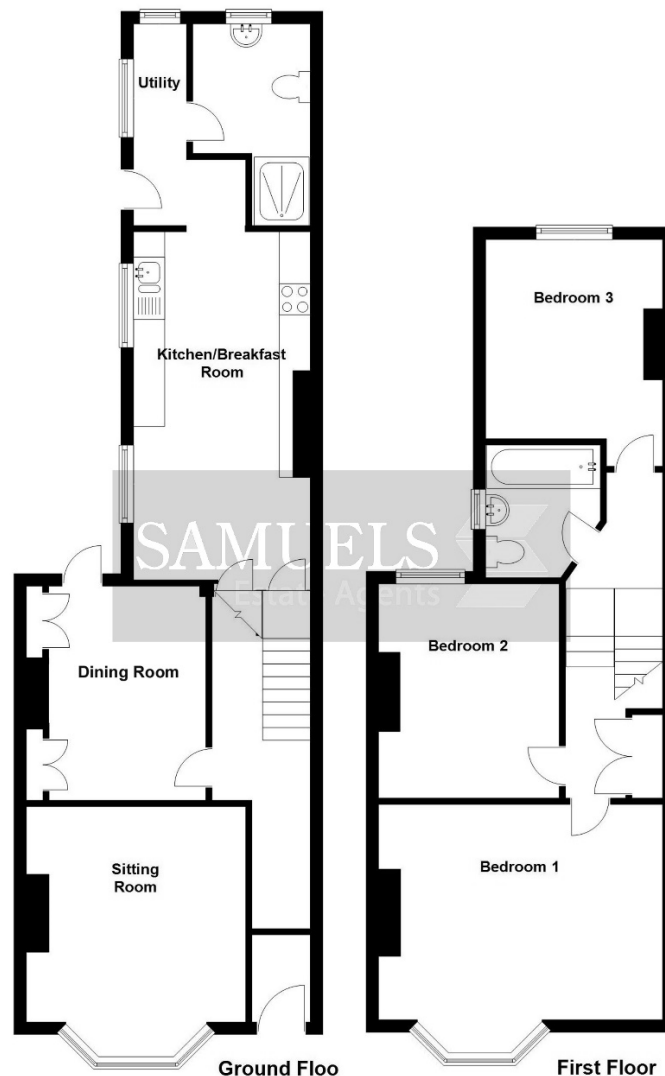
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0523/8413/AV**



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             | 61   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |