



**49 MINCINGLAKE ROAD
STOKE HILL
EXETER
EX4 7DZ**



£325,000 FREEHOLD



A fabulous much improved and modernised end terrace family home occupying a generous size plot with good size enclosed lawned rear garden. Presented in good decorative order throughout. Three bedrooms. First floor refitted bathroom. Good size reception hall. Light and spacious lounge/dining room. Refitted modern kitchen. Utility room. Adjoining outbuildings offering great scope for extension works subject to the necessary consents. uPVC double glazing. Gas central heating. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Popular residential location convenient to local amenities, university and Exeter city centre. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance. Obscure uPVC double glazed front door leads to:

RECEPTION HALL

A spacious hallway. Radiator. Understair storage cupboard. Stairs rising to first floor. Smoke alarm. Obscure uPVC double glazed window to side aspect. Frosted glass panelled door leads to:

LOUNGE/DINING ROOM

20'6" (6.25m) x 13'4" (4.06m) reducing to 9'10" (3.0m) dining room end. A light and spacious open plan room. Three radiators. Television aerial point. Fireplace recess. Large uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Doorway opening to:

KITCHEN

11'4" (3.45m) x 10'0" (3.05m) maximum. A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Attractive work surfaces with matching splashback. 1½ bowl sink unit with modern style mixer tap. Integrated dishwasher. Space for range cooker with glass splashback and double width Siemens extractor fan over. Space for American style fridge freezer. Wall mounted concealed boiler serving central heating and hot water supply (installed 2018). Tiled floor. Doorway to lounge/dining room. Deep larder cupboard with fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden. Frosted glass panelled door leads to reception hall. uPVC double glazed door leads to:

UTILITY ROOM

7'8" (2.30m) x 5'6" (1.68m). Plumbing and space for washing machine. Further appliance space. Fitted shelving. Tiled floor. Obscure uPVC double glazed doors to both front and rear elevations.

FIRST FLOOR LANDING

Access, via pull down ladder, to well insulated and part raised boarded roof space with electric light. Smoke alarm. uPVC double glazed window to side aspect. Oak wood door leads to:

BEDROOM 1

13'4" (4.06m) maximum x 10'0" (3.05m). Again a light and spacious room. Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, oak wood door leads to:

BEDROOM 2

10'4" (3.15m) x 9'10" (3.0m) excluding wardrobe space. Two built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

BEDROOM 3

10'0" (3.05m) x 8'0" (2.44m) maximum over raised stairwell. Radiator. uPVC double glazed window to side aspect.

From first floor landing, oak wood door leads to:

BATHROOM

9'6" (2.90m) x 4'8" (1.42m). A modern matching white suite comprising curved panelled bath with modern style mixer tap and fitted mains shower unit over. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Tiled floor. Feature vertical radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a good size shaped area of lawn with well stocked flower/shrub bed. Dividing steps and pathway lead to front door with outside light and small patio area. The rear garden is a particular feature of the property and is of a good size consisting of a concrete patio area with water tap. Brick built outbuildings including storage shed/workshop with adjoining cloakroom. Shed. From the concrete patio steps lead to a good size paved patio with good size timber shed. Small retaining wall with two steps leading to a good size shaped area of lawn. The garden is well stocked with a variety of maturing shrubs, plants and trees and is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice & data limited, O2 and Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely
Broadband: Standard, Superfast & Ultrafast available.
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk
Mining: No risk from mining
Council Tax: Band C (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue along to the roundabout and take the 3rd exit onto Prince Charles Road. Proceed approximately half way along and take the left hand turning into Margaret Road then 2nd right into Mincinglake Road and continue along 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 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.

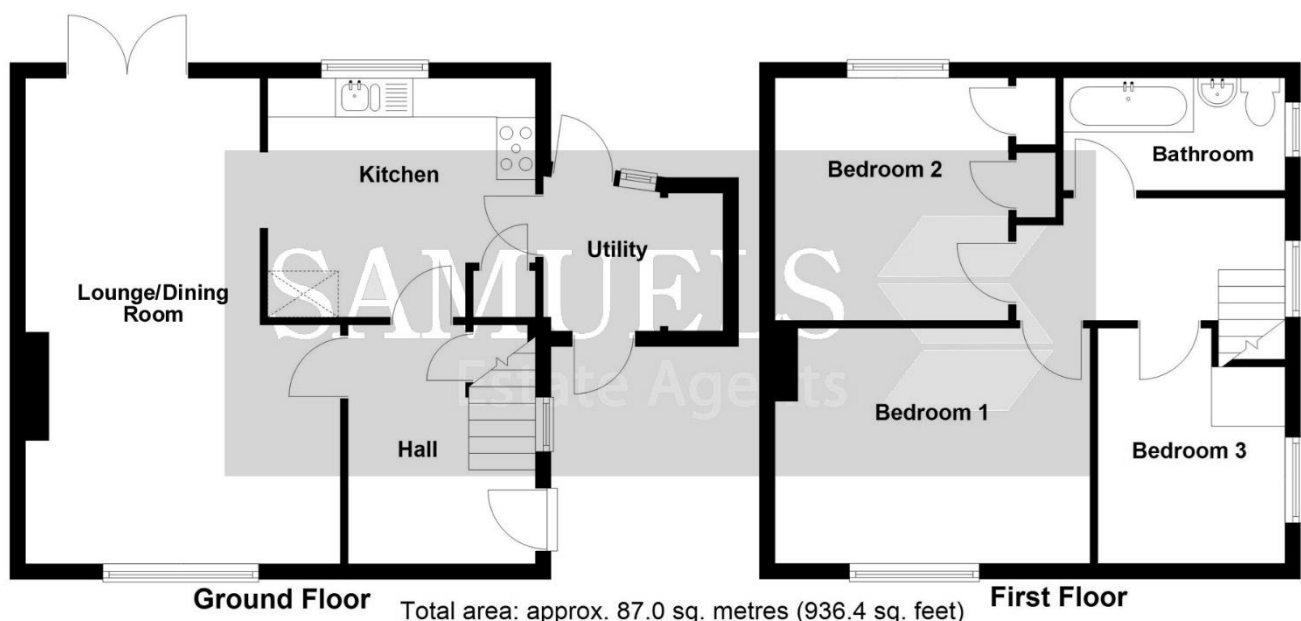
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8941/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		