

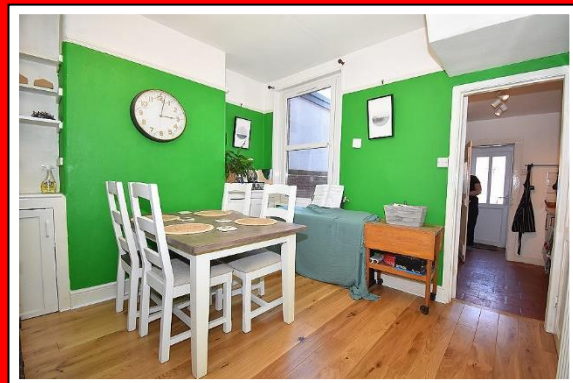


**5 COMMINS ROAD  
MOUNT PLEASANT  
EXETER  
EX1 2QB**

PROOF COPY



**OFFERS IN THE REGION OF £289,000P FREEHOLD**



**A delightful bay fronted Victorian style mid terraced house occupying a highly convenient position providing good access to local amenities, popular schools, Heavitree park and Exeter city centre. Two/three bedrooms. Bedroom three/study. Reception hall. Sitting room. Separate dining room. Refitted modern fitted kitchen. Rear lobby/utility. First floor bathroom. Gas central heating. uPVC double glazing. Enclosed rear garden. Viewing highly recommended.**

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

Composite front door, with inset obscure double glazed panel, leads to:

### **ENTRANCE VESTIBULE**

Dado rail. Cloak hanging space. attractive coloured glass stripped wood door leads to:

### **RECEPTION HALL**

Engineered oak wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. Panelled door leads to:

### **SITTING ROOM**

13'2" (4.01m) into bay x 10'6" (3.20m) into recess. Engineered oak wood flooring. Picture rail. Radiator. Full fibre internet socket. uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

### **DINING ROOM**

11'2" (3.40m) x 11'0" (3.35m) into recess. Engineered oak wood flooring. Radiator. Picture rail. Original storage cupboards and shelving into alcoves. Telephone point. Deep understair storage cupboard housing gas meter. uPVC double glazed window to rear aspect. Glass panelled door leads to:

### **KITCHEN**

8'0" (2.44m) x 8'0" (2.44m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with singled drainer and modern style mixer tap. Space for upright fridge freezer. Tiled floor. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Part obscure glazed door leads to:

### **REAR LOBBY/UTILITY**

Plumbing and space for washing machine. Fitted shelving. Tiled floor. Storage recess. uPVC double glazed windows to both side and rear aspects. uPVC double glazed door providing access and outlook to rear garden.

### **FIRST FLOOR HALF LANDING**

Glass panelled door leads to:

### **BEDROOM 3/STUDY**

8'2" (2.49m) x 5'2" (1.57m) excluding door recess. Radiator. Picture rail. Access to roof void. uPVC double glazed window to rear aspect.

From first floor half landing, panelled door leads to:

### **BATHROOM**

5'4" (1.63m) x 5'4" (1.63m). A matching suite comprising panelled bath with tiled splashback, fitted electric shower unit over and folding glass shower screen. Wash hand basin with tiled splashback. WC. Tiled wall surround. Radiator. Extractor. Obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR FULL LANDING**

Linen cupboard. Access, via fitted telescopic ladder to boarded roof space with electric light. Picture rail. Panelled door leads to:

### **BEDROOM 2**

11'0" (3.35m) x 8'4" (2.54m) into recess. Ornate cast iron fireplace. Picture rail. Radiator. uPVC double glazed window to rear aspect.

From first floor full landing, panelled door leads to:

### **BEDROOM 1**

13'10" (4.22m) into recess x 11'0" (3.35m). A light and spacious room. Picture rail. Ornate cast iron fireplace. Radiator. Two uPVC double glazed windows to front aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden stocked with a variety of maturing shrubs and plants. Pillared entrance with wrought iron gate and pathway leading to the front door. To the rear of the property is a delightful enclosed walled garden consisting of a decorative stone chipped and concrete patio. Flower/shrub bed. Enclosed to all sides. A rear gate provides pedestrian access.

### **TENURE**

**FREEHOLD**

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction proceed straight ahead into Pinhoe Road. Continue down and just before the next set of traffic lights turn right into Commins Road. 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.

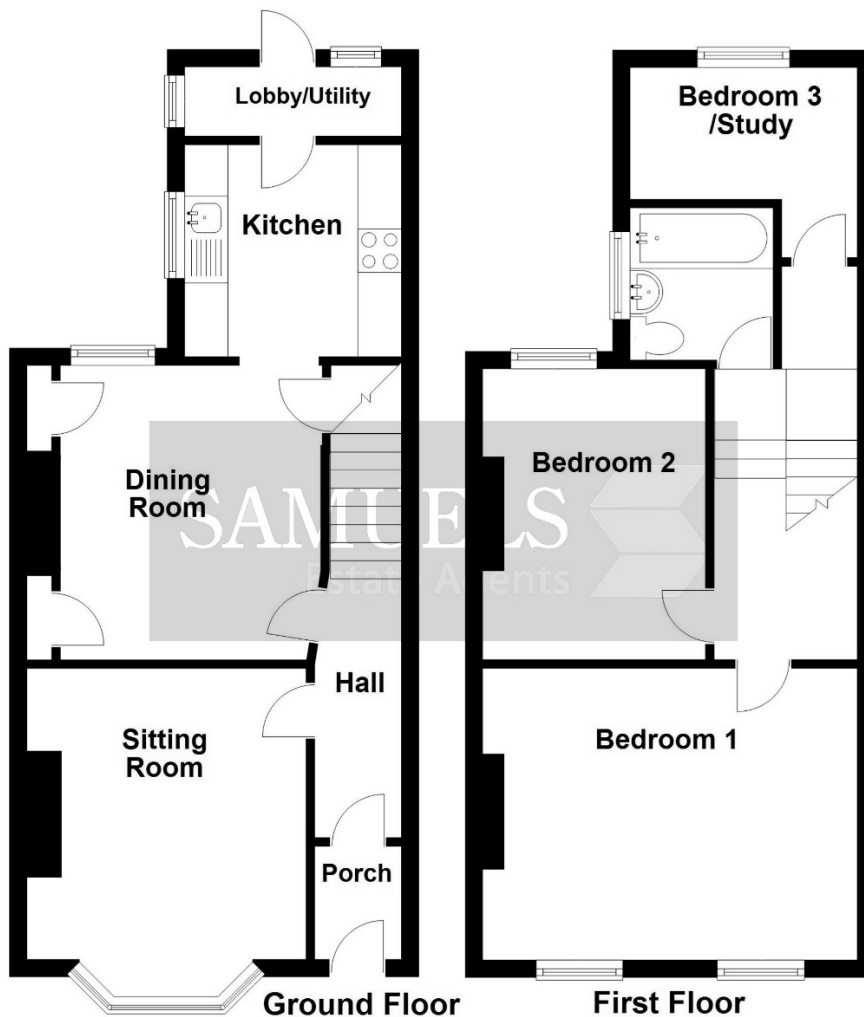
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0623/8445/AV



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		