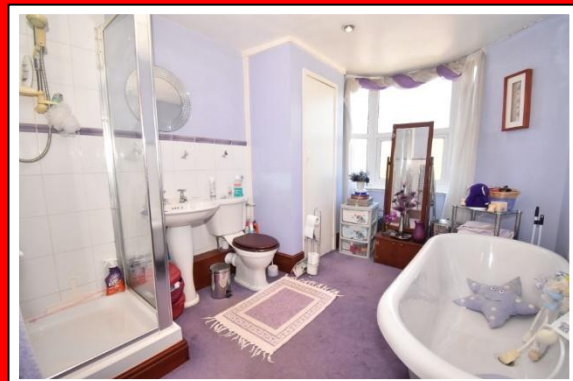




**24 IDDESLEIGH ROAD
MOUNT PLEASANT
EXETER
EX4 6LY**



OFFERS IN THE REGION OF £264,500 FREEHOLD



A delightful bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, university and Exeter city centre. Two double bedrooms. Spacious first floor bathroom. Reception hall. Sitting room. Dining room. Kitchen. Lean to conservatory/utility. Gas central heating. uPVC double glazing. Enclosed courtyard garden. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front door, with inset obscure glazed panel, leads to:

ENTRANCE VESTIBULE

Half height wood panelling to dado rail height. Coved ceiling. Obscure glazed internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Thermostat control panel. Door to:

DINING ROOM

12'6" (3.81m) into recess x 11'0" (3.35m). Radiator. Double opening French doors lead to lean to conservatory/utility. Feature archway opens to:

SITTING ROOM

12'8" (3.86m) into bay x 11'10" (3.61m) into recess. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Coved ceiling. Radiator. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From dining room, door leads to:

KITCHEN

11'0" (3.35m) x 8'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit. Upright larder cupboard. Space for electric cooker. Understair storage cupboard. Radiator. Exposed wood flooring. uPVC double glazed window to rear aspect. Window to side aspect. Part glazed door leads to:

LEAN TO CONSERVATORY/UTILITY

Plumbing and space for washing machine. Further appliance space. Tiled floor. Power and light. Walk in storage cupboard with wall mounted boiler serving central heating and hot water supply. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Door to:

BATHROOM

11'10" (3.61m) x 8'6" (2.59m). A spacious bathroom with roll top bath with claw feet and tiled splashback. Wash hand basin. Low level WC. Tiled shower enclosure with fitted electric shower unit. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Access to roof space. Door to:

BEDROOM 1

15'4" (4.67m) into recess x 13'2" (4.01m) into bay. A light and spacious room. Radiator. uPVC double glazed bay window to front aspect. Additional uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) x 10'0" (3.05m) into recess. Radiator. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed courtyard style garden laid to decorative stone chippings and paving.

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 voice likely & data limited, Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low 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, passing the Co op store on the left hand side, and take the right hand turning into Iddesleigh Road. Continue around 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.

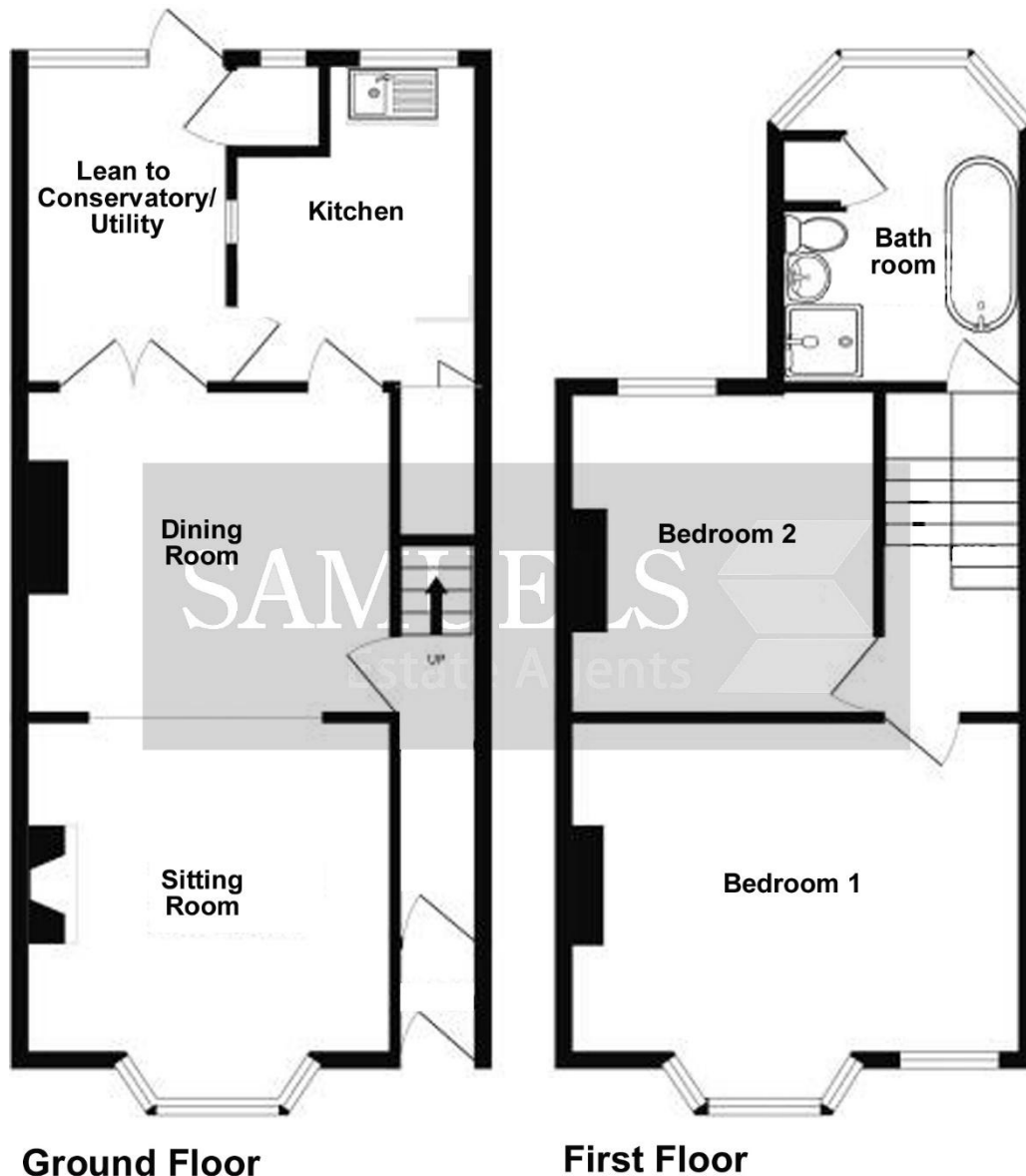
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		