



**12 EBRINGTON ROAD  
ST THOMAS  
EXETER  
EX2 8JQ**



**£280,000 FREEHOLD**



**A deceptively spacious bay fronted mid terraced house occupying a popular level position within close proximity to local amenities and Exeter quayside. Good decorative order throughout. Two double bedrooms. Spacious first floor modern bathroom. Reception hall. Sitting room. Dining room. Modern kitchen. Gas central heating. uPVC double glazing. Good size enclosed rear garden. Viewing highly recommended**

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

uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Attractive part coloured glass panelled internal door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Glass panelled door opens to:

### **DINING ROOM**

11'6" (3.51m) x 10'6" (3.20m) into recess. Radiator. Fitted shelving and storage cupboard into alcoves. Understair storage cupboard. uPVC double glazed window to rear aspect. Square opening to:

### **SITTING ROOM**

12'4" (3.76m) into bay x 9'10" (3.0m) into recess. Feature cast iron fireplace with decorative tiling, raised hearth, wood surround and mantel over. Fitted shelving into alcoves. Original coved ceiling. Radiator. uPVC double glazed bay window to front aspect.

From dining room, doorway opens to:

### **KITCHEN**

13'0" (3.96m) x 8'2" (2.49m). A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with matching splashback. Fitted oven. Four ring electric hob with glass splashback and filter/extractor hood over. 1½ bowl sink unit with single drainer, mixer tap and water filter tap. Integrated dishwasher. Integrated washing machine. Integrated upright fridge freezer. Upright storage cupboard. Wall mounted concealed boiler serving central heating and hot water supply. Smoke alarm. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door providing access to rear garden.

### **FIRST FLOOR HALF LANDING**

Panelled door leads to:

### **BEDROOM 2**

13'0" (3.96m) x 8'4" (2.54m). Ornate cast iron fireplace. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR FULL LANDING**

Linen cupboard with fitted shelving. Access to roof space. Smoke alarm. Panelled door leads to:

### **BEDROOM 1**

13'4" (4.06m) into recess x 10'6" (3.20m). Feature cast iron fireplace. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, panelled door leads to:

### **BATHROOM**

11'5" (3.48m) x 7'8" (2.30m). A spacious modern bathroom comprising 'P' shaped panelled bath with fitted mains shower unit over, tiled splashback and glass shower screen. Wash hand basin with tiled splashback. Light/shaver point. Low level WC. Feature cast iron fireplace. Radiator. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a small area of garden with pillared entrance. Wrought iron gate and pathway lead to the front door. The rear garden is a particular feature of the property consisting of a raised timber decked terrace. Water tap. Gravelled pathway leads down to a good size shaped area of artificial turf. Shrub bed. Timber shed. The rear garden is enclosed by timber panelled fencing to all sides.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band A (Mid Devon)

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 1<sup>st</sup> exit left onto Alphington Street and at the traffic light junction proceed straight ahead into Alphington Road. Continue along, under the railway bridge, and at the next set of traffic light again proceed straight ahead and take the 2<sup>nd</sup> left into Ebrington Road where the property in question will be found a short way along on the right hand side.

### **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.

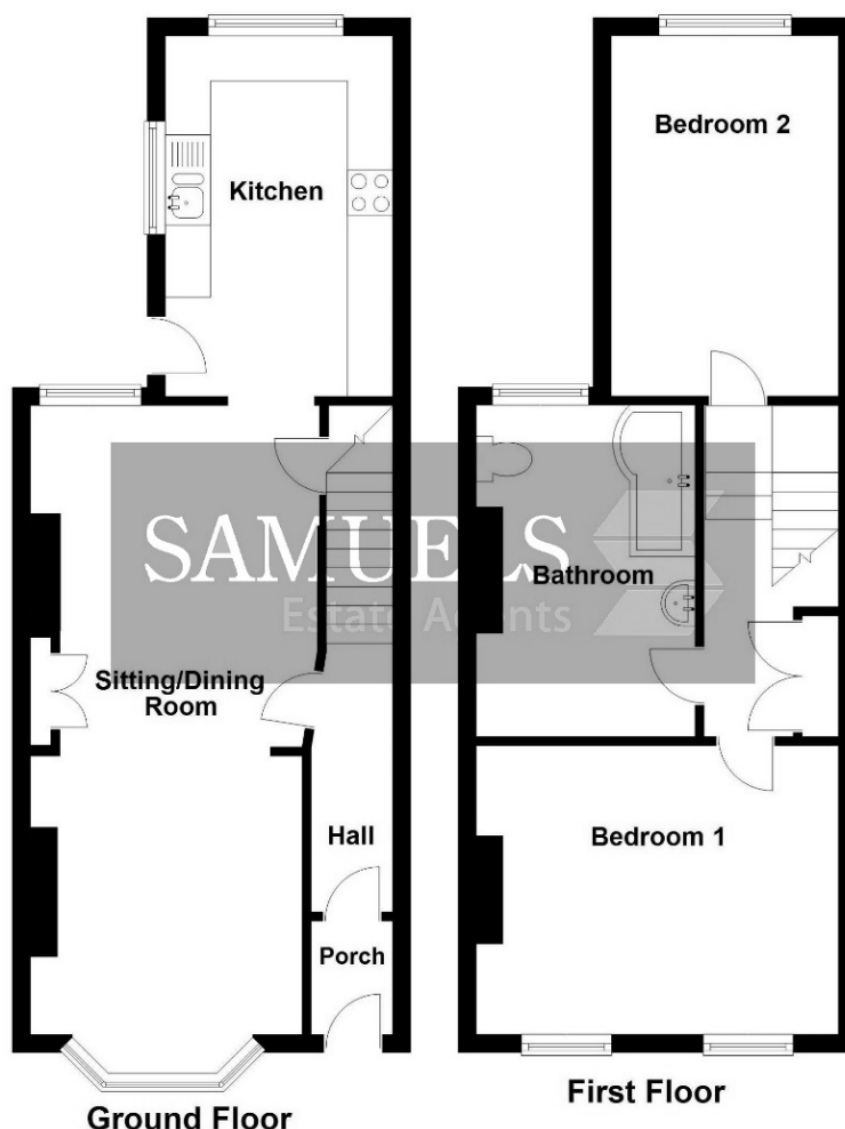
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **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/0625/8979/AV**



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		