

**233 MONKS ROAD  
MOUNT PLEASANT  
EXETER  
EX4 7BN**



**£250,000 FREEHOLD**



**An opportunity to acquire a Victorian style mid terraced house with good size garage situated in a highly convenient position providing good access to local amenities, railway station and Exeter city centre. Requiring modernisation. Three bedrooms. First floor shower room. Reception hall. Sitting room. Separate dining room. Kitchen. Lean to. Gas central heating. uPVC double glazing. Enclosed rear garden with good size garage. No chain. Viewing recommended.**

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

Front door leads to:

### **ENTRANCE VESTIBULE**

Dado rail. Cloak hanging space. Part obscure glazed internal door leads to:

### **RECEPTION HALL**

Radiator. Stairs rising to first floor. Panelled door leads to:

### **SITTING ROOM**

12'4" (3.76m) into bay x 11'8" (3.56m) into recess. Radiator. Telephone point. Television aerial point. Fitted shelving into alcoves. uPVC double glazed bay window to front aspect. Obscure glazed double opening sliding doors lead to:

### **DINING ROOM**

12'5" (3.78m) into recess x 10'4" (3.15). Radiator. Fitted shelving into alcoves. Wall light point. Double glazed window to rear aspect. Part obscure glazed sliding door leads to:

### **KITCHEN**

11'4" (3.45m) x 9'2" (2.79m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Single drainer sink unit. Space for gas cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Understair recess housing electric meter, electric consumer unit and gas meter. uPVC double glazed window to rear aspect with outlook over rear garden. Glazed window to side aspect. Door leads to:

### **LEAN TO**

11'10" (3.61m) x 5'6" (1.68m). Electric light. Door to outside WC. Door to rear garden.

### **FIRST FLOOR HALF LANDING**

Access to roof space. Door to:

### **SHOWER ROOM**

Comprising tiled shower enclosure with fitted main shower unit. Low level WC. Obscure uPVC double glazed window to side aspect.

From first floor half landing, part obscure glazed door leads to:

### **BEDROOM 3**

8'4" (2.54m) to chimney breast x 6'8" (2.03m). Fitted shelving. Wash hand basin with tiled splashback and cupboard space beneath. Radiator. Airing/linen cupboard, with fitted shelving, housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR FULL LANDING**

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

### **BEDROOM 2**

10'2" (3.10m) x 9'8" (2.95m) into recess. Radiator. Picture rail. uPVC double glazed window to rear aspect.

From first floor full landing, panelled door leads to:

### **BEDROOM 1**

13'6" (4.11m) excluding recess x 10'2" (3.10m). Radiator. Two built in wardrobes. Two uPVC double glazed windows to front aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden. Pillared entrance with pathway and steps leading to the front door.

To the rear of the property is an enclosed garden leading to a rear courtesy door to:

### **GARAGE**

18'2" (5.54m) x 14'10" (4.52m). A good size garage. Power and light. Timber folding doors providing vehicle access (restricted accessed via rear service lane).

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone 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 B

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction continue straight ahead and take the 2<sup>nd</sup> left into Thurlow Road then 1<sup>st</sup> right down into Monks Road. The property in question will be found approximately three quarters of the way down on the right 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.

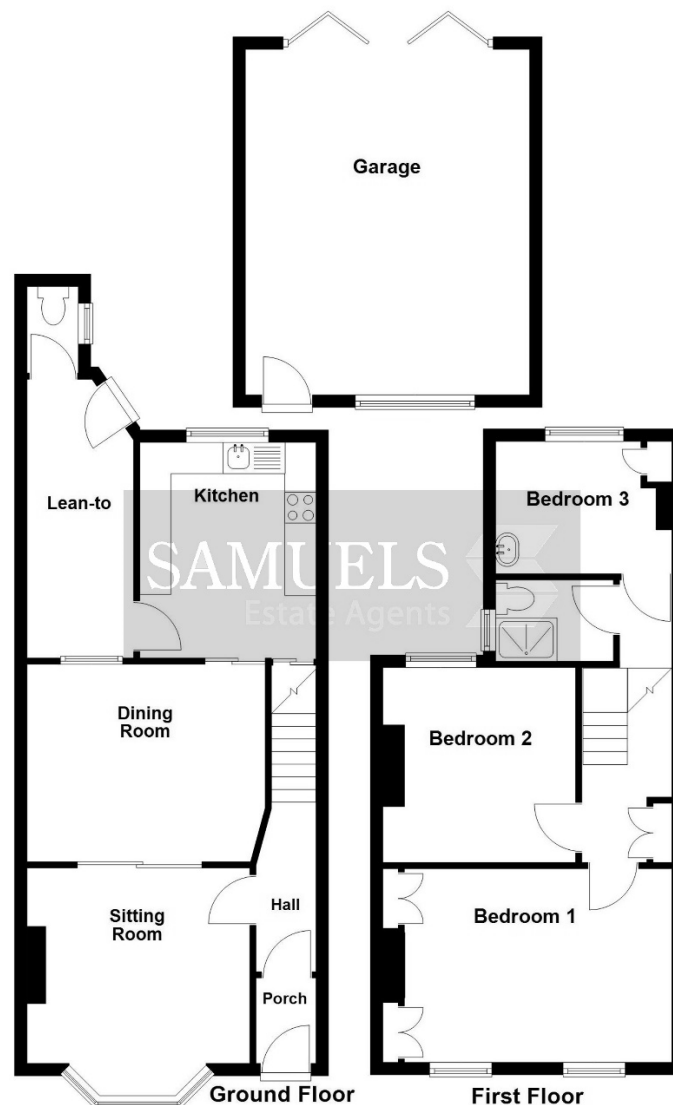
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1224/8818/AV



Total area: approx. 114.4 sq. metres (1231.5 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		