



**4 WEIRFIELD ROAD  
ST LEONARDS  
EXETER  
EX2 4DN**

PROOF COPY



**£345,000 FREEHOLD**



**A delightful bay fronted Victorian style mid terraced house situated within a highly sought after residential location convenient to local amenities, riverside walks and Exeter city centre. Presented in good decorative order throughout. Two double bedrooms. Spacious first floor bathroom. Reception hall. Sitting room. Dining room. Spacious kitchen. Gas central heating. uPVC double glazing. Enclosed paved courtyard garden. No chain. Viewing highly recommended.**

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

Front door leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled flooring. Part obscure glazed stripped wood door leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Opening to:

### **DINING ROOM**

12'2" (3.71m) maximum into recess x 10'2" (3.10m). Radiator. Laminate wood effect flooring. Thermostat control panel. Deep understair storage cupboard housing electric consumer unit and meter. Large opening to:

### **SITTING ROOM**

11'8" (3.56m) into bay x 11'6" (3.51m) into recess. A light and spacious room with laminate wood effect flooring. Raised hearth with living flame effect electric fire. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect.

From dining room, large doorway opens to:

### **KITCHEN**

14'4" (4.37m) x 8'10" (2.69m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for dishwasher. Radiator. Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear courtyard. Obscure double glazed door provides access to rear garden. Door to:

### **UTILITY CUPBOARD**

Plumbing and space for washing machine. Fitted worktop. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect.

### **FIRST FLOOR HALF LANDING**

Part obscure glass panelled stripped wood door leads to:

### **BATHROOM**

8'8" (2.64m) x 8'2" (2.49m) maximum. A spacious bathroom comprising panelled bath with tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Laminate wood effect flooring. Heated ladder towel rail. Light/shaver point. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR FULL LANDING**

Access to roof space. Smoke alarm. Stripped wood door leads to:

### **BEDROOM 1**

13'8" (4.17m) excluding recess x 11'8" (3.56m) into bay. A light and spacious room. Radiator. Built in wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area and beyond.

From first floor landing, stripped wood door leads to:

### **BEDROOM 2**

10'2" (3.10m) x 9'4" (2.84m) into recess. Radiator. Built in wardrobe. uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a small walled area of garden with decorative tiled pathway leading to front door. To the rear of the property is an enclosed paved courtyard with water tap. Raised flower/shrub beds. Timber shed. Enclosed to all sides.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

Proceeding out of Exeter down Holloway Street which connects to Topsham Road continue to the brow of the hill and take the 1<sup>st</sup> right into Weirfield Road, the property in question will be found a short way along 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 checks on 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 surveyors 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/0724/8698/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		