

**6 MAY STREET  
EXETER  
DEVON  
EX4 6LL**



**£270,000 FREEHOLD**



**A beautifully presented characterful mid terraced house occupying a highly convenient position providing good access to local amenities, university and Exeter city centre. Two double bedrooms. Fabulous first floor traditional style bathroom. Entrance vestibule. Reception hall. Sitting room. Dining room open plan to modern kitchen. Gas central heating. uPVC double glazing. Delightful enclosed courtyard garden enjoying southerly aspect. Outbuildings including utility. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.**

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

Original front door, with inset oval shape obscure glass panel, leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Cupboard housing gas meter. Part glass panelled exposed wood door leads to:

### **RECEPTION HALL**

Feature radiator. Stairs rising to first floor. Exposed wood door leads to:

### **SITTING ROOM**

10'10" (3.30m) into recess x 10'10" (3.30m). A characterful room with feature cast iron fireplace, fire surround and mantel over. Picture rail. Feature radiator. uPVC double glazed window to front aspect.

From reception hall, exposed wood door leads to:

### **DINING ROOM**

11'2" (3.40m) x 10'8" (3.25m) into recess. Feature cast iron fireplace with decorative tiling, fire surround and mantel over. Feature radiator. Smoke alarm. Understair storage cupboard housing electric meter, consumer unit and double power point. Feature walk in recess. uPVC double glazed window to rear aspect with outlook over rear garden. Large opening to kitchen. Exposed wood door leads to:

### **KITCHEN**

11'8" (3.56m) x 5'8" (1.73m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood block work surfaces with matching splashback. Fitted electric oven. Four ring induction hob. Single drainer sink unit with modern style mixer tap. Space for upright fridge freezer. Tiled floor. uPVC double glazed window and door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

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

### **BEDROOM 1**

16'8" (5.08m) maximum into recess x 10'0" (3.05m). A light and spacious room. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, exposed wood door leads to:

### **BEDROOM 2**

11'10" (3.61m) x 9'4" (2.84m). Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear courtyard.

From first floor landing, exposed wood door leads to:

### **BATHROOM**

8'8" (2.64m) x 6'8" (2.03m). A fabulous traditional style modern bathroom comprising modern style roll top bath with claw feet, traditional style mixer tap with overhead shower including separate shower attachment, glass shower screen and tiled splashback. Low level WC. Traditional style wash hand basin with mixer tap set in vanity unit with cupboard space beneath. Traditional style radiator with heated towel rail surround. Exposed wood flooring. Extractor fan. uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the rear of the property is a delightful enclosed courtyard style garden, with water tap, enjoying a southerly aspect Enclosed to all sides. Outbuildings including:

### **UTILITY/STORAGE**

12'10" (3.91m) x 3'6" (1.07m). Plumbing and space for washing machine. Further appliance space. Power and light. Housing boiler serving central heating and hot water supply.

Additional storage shed with adjoining outside WC with wall hung wash hand basin.

### **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 and 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 proceed along taking the 3<sup>rd</sup> right into May Street where the property in question will be found 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.

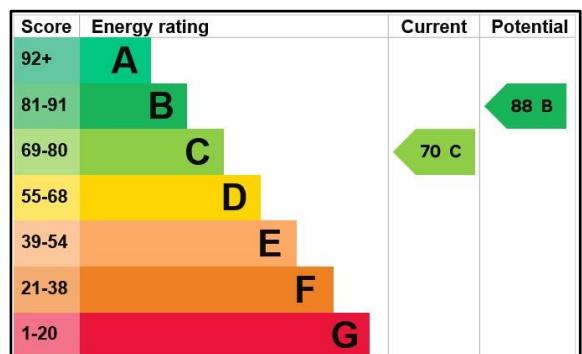
#### REFERENCE

CDER/0525/8946/AV



Floor plan for illustration purposes only – not to scale

[www.samuelsagents.co.uk](http://www.samuelsagents.co.uk)



[www.samuelsagents.co.uk](http://www.samuelsagents.co.uk)