

**13 SOUTH VIEW TERRACE
ST JAMES
EXETER
EX4 6JF**



£250,000 FREEHOLD



A deceptively spacious end terraced house occupying a highly convenient position providing good access to local amenities, St James railway station, university and Exeter city centre. Requiring modernisation. Three bedrooms. First floor bathroom. Sitting room. Dining room. Kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure double glazed front door leads to:

ENTRANCE VESTIBULE

Obscure glass panelled internal door leads to:

RECEPTION HALL

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

DINING ROOM

12'0" (3.66m) maximum x 11'4" (3.45m). Radiator. Smoke alarm. Understair storage cupboard, with electric light, housing gas meter. uPVC double glazed window to rear aspect. Open plan to:

SITTING ROOM

11'5" (3.48m) x 11'4" (3.45m) into recess. Radiator. Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Cupboard housing electric meter and fuse box. uPVC double glazed window to front aspect.

From dining room, door leads to:

KITCHEN

9'4" (2.84m) x 6'10" (2.08m). Range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashback. Single drainer sink unit. Space for gas cooker. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed window to side aspect.

FIRST FLOOR HALF LANDING

Door to:

BEDROOM 3

9'4" (2.84m) x 7'6" (2.29m). Radiator. Access to roof void. uPVC double glazed window to rear aspect.

FIRST FLOOR FULL LANDING

Door to:

BEDROOM 2

11'6" (3.51m) x 9'0" (2.74m) into wardrobe space. Two built in wardrobes. Telephone point. uPVC double glazed window to rear aspect.

From first floor full landing, door to:

BEDROOM 1

14'10" (4.52m) maximum into recess x 11'4" (3.45m) maximum reducing to 9'0" (2.74m). A well proportioned room with two built in double wardrobes. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

Comprising panelled bath with tiled splashback and fitted electric shower unit over. Wash hand basin with tiled splashback. WC. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the rear of the property is an area of garden mostly laid to paving and concrete for ease of maintenance with side shrub borders. The rear garden is enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band B (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down and over the mini roundabout and proceed straight ahead. At the traffic light junction turn right into Union Road then 2nd right down into Victoria Street, continue to the very bottom of this road turning right into South View Terrace.

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.

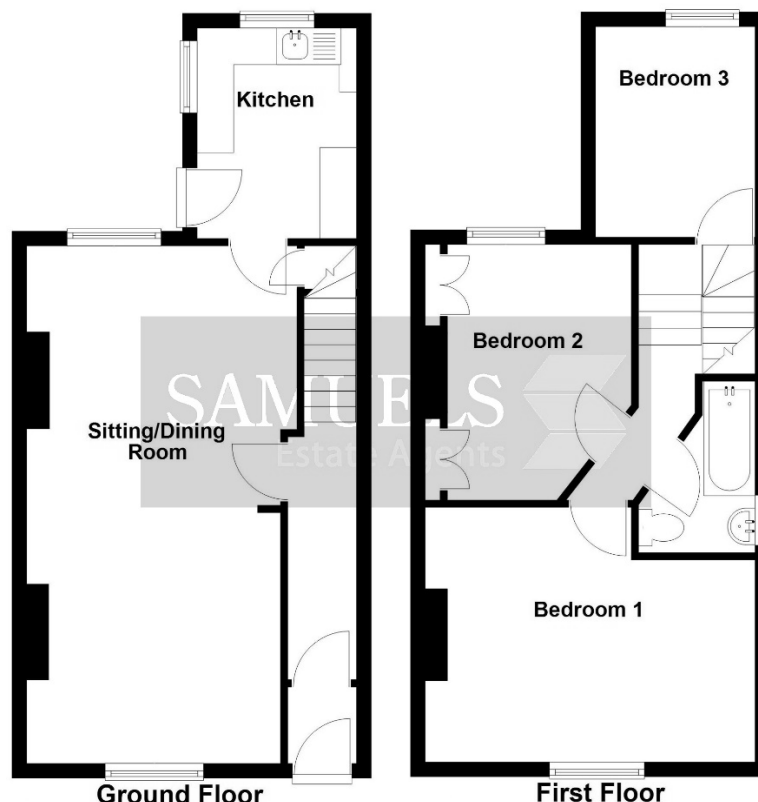
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8954AV



Ground Floor
Total area: approx. 76.7 sq. metres (825.5 sq. feet)
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	63 D	
39-54	E		
21-38	F		
1-20	G		