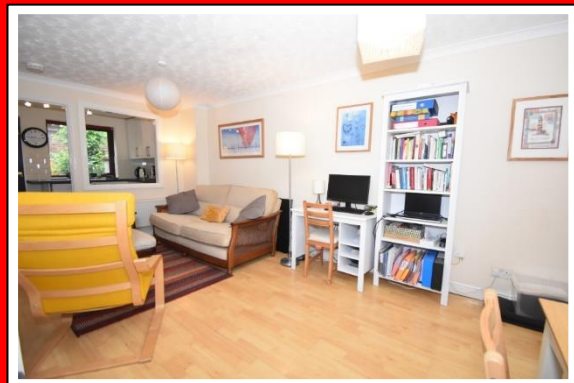




**46 KING EDWARD STREET
EXETER
DEVON
EX4 4NY**



£230,000 FREEHOLD



A well proportioned mid terraced house occupying a highly convenient position providing good access to Exeter city centre, university and St Davids mainline railway station. Presented in superb decorative order throughout. Two double bedrooms. First floor modern bathroom. Entrance vestibule. Light and spacious lounge/dining room. Modern kitchen. Gas central heating. uPVC double glazing. Enclosed rear garden. Private allocated parking space. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset double glazed panels, leads to:

ENTRANCE VESTIBULE

Tiled floor. Cloak hanging space. Glass panelled exposed wood door leads to:

LOUNGE/DINING ROOM

18'6" (5.64m) x 11'10" (3.61m) maximum. A light and spacious room. Laminate wood effect flooring. Two radiators. Fibre broadband point. Stairs rising to first floor. Large understair recess. uPVC double glazed window to front aspect. Smoke alarm. Doorway opens to:

KITCHEN

11'10" (3.61m) x 6'10" (2.08m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring electric hob. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for fridge. Space for separate freezer. Wall mounted boiler serving central heating and hot water supply. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access, via pull down aluminium ladder, to insulated and boarded roof space with electric lighting.

From first floor landing, exposed wood door leads to:

BEDROOM 1

11'10" (3.61m) x 9'2" (2.79m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door leads to:

BEDROOM 2

11'10" (3.61m) x 6'10" (2.08m) excluding wardrobe space. Radiator. Good size built in cupboard/wardrobe. uPVC double glazed window to rear aspect.

From first floor landing, door leads to:

BATHROOM

7'0" (2.13m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with modern style thermostatically controlled mixer tap including shower attachment and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Electrically heated ladder towel rail. Extractor fan. Medicine cabinet.

OUTSIDE

Directly to the front of the property is a neat area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. The rear garden consists of a crazy paved patio with water butt and small timber shed. Further paving with the rest of the garden laid to decorative chipped bark for ease of maintenance. Various maturing plants and trees. The rear garden is enclosed all sides whilst a rear gate provides pedestrian access in turn providing access to private residents' car parking area with a private allocated parking space for number 46 and additional guest parking.

TENURE

Freehold

COUNCIL TAX

Band B

DIRECTIONS

From the clock tower roundabout take the turning down into New North Road (B3183) and proceed down which connects to Cowley Bridge Road. Take the 1st left into King Edward Street where the property in question will be found approximately half 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.

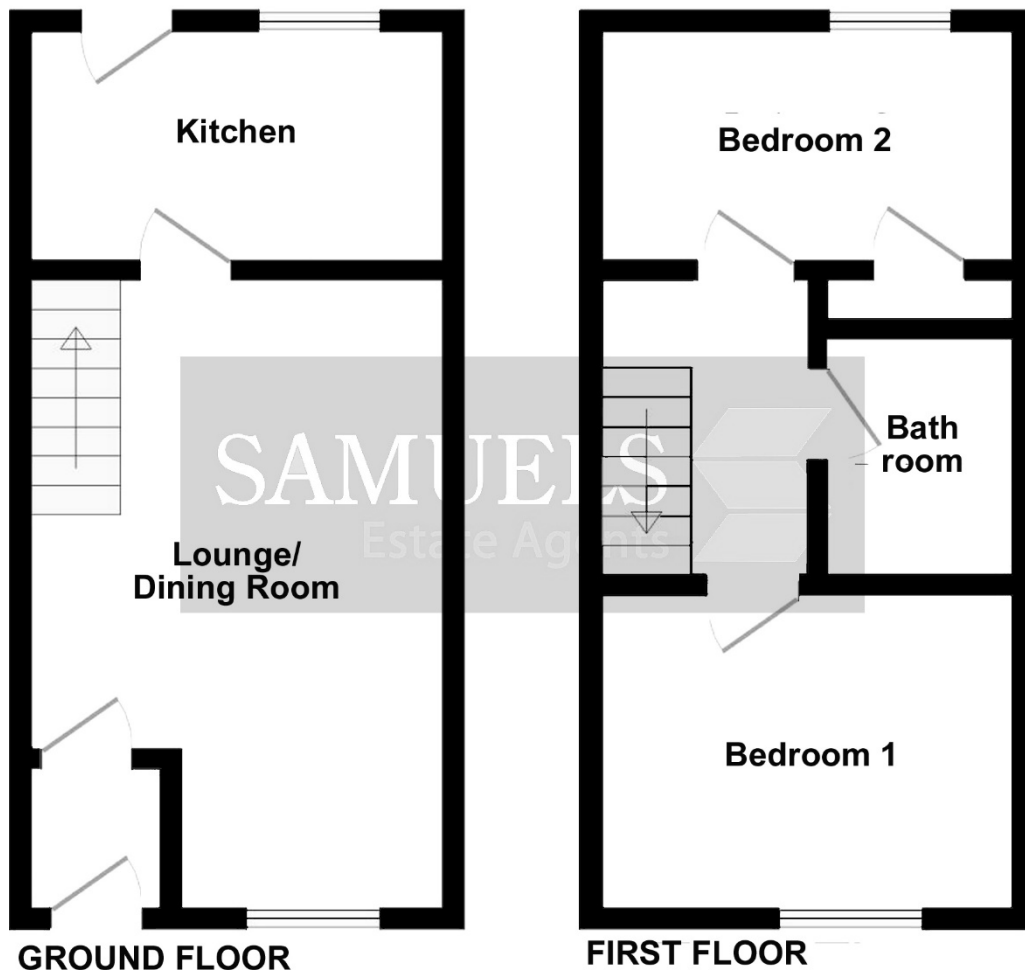
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

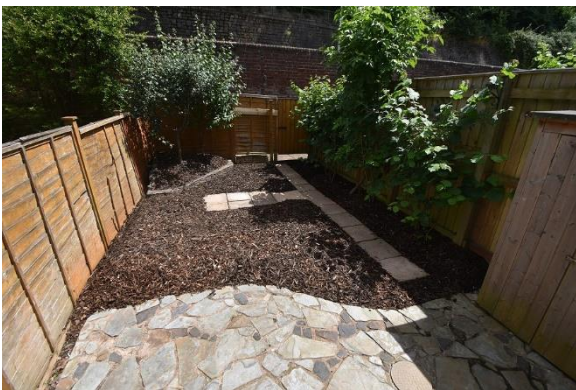
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0724/8690/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		