

**124 MONKS ROAD
MOUNT PLEASANT
EXETER
EX4 7BQ**



OFFERS IN EXCESS OF £350,000 FREEHOLD



A beautifully presented much improved and modernised bay fronted end terraced house with well proportioned characterful accommodation arranged over three floors. Four bedrooms. Reception hall. Well proportioned sitting room. Separate dining room. Modern kitchen/breakfast room. Utility/cloakroom. First floor modern bathroom. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying a high degree of privacy. Garage. Pleasant outlook over neighbouring tree lined Priory Park. Highly convenient position providing good access to local amenities, Polsloe Bridge railway station and Exeter city centre. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed door leads to:

RECEPTION HALL

Exposed wood flooring. Radiator. Stairs rising to first floor. Smoke alarm. Dado rail. Understair storage cupboard with electric light also housing electric consumer unit, meter and gas meter. Panelled door leads to:

SITTING ROOM

15'6" (4.72m) into recess x 13'6" (4.11m) into bay. A well proportioned room with exposed wood flooring. Exposed brick fireplace recess with raised hearth and inset wood burning stove. Fitted shelving into alcove. Picture rail. Radiator. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect with window seat including storage.

From reception hall, panelled door leads to:

DINING ROOM

11'4" (3.45m) x 9'8" (2.95m). A characterful room with exposed wood flooring. Fireplace recess with fire surround. Exposed brick walling. Radiator. Picture rail. French doors lead to:

LEAN TO

With glazed door and windows providing access to garden.

From reception hall, panelled door leads to:

KITCHEN/BREAKFAST ROOM

17'8" (5.38m) x 9'8" (2.95m). A fabulous light and spacious kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Wood work surfaces with decorative tiled splashbacks. Ceramic single drainer sink unit with modern style mixer tap. Breakfast bar. Fitted double oven/grill. Four ring gas hob with filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Upright storage cupboard also housing boiler serving central heating and hot water supply. Exposed wood flooring. Inset LED spotlights to ceiling. Radiator. uPVC double glazed window to both side aspects. uPVC double glazed door provides access to rear garden. Concealed sliding door opens to:

UTILITY/CLOAKROOM

Plumbing and space for washing machine. Further appliance space. Low level WC with integrated wash hand basin with modern style mixer tap. Radiator. Part tiled walls. Inset LED spotlights to ceiling. Two Obscure uPVC double glazed windows to rear aspect.

FIRST FLOOR HALF LANDING

Access to roof void. uPVC double glazed window to side aspect. Dado rail. Panelled door leads to:

BEDROOM 3

10'0" (3.05m) excluding door recess x 9'8" (2.95m). Radiator. Exposed wood flooring. Picture rail. uPVC double glazed window to rear aspect with pleasant outlook over rear garden and neighbouring park.

From first floor half landing, panelled door leads to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment, overhead shower and tiled splashback. Wash hand basin. Low level WC. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Linen cupboard. Door to:

BEDROOM 2

11'4" (3.45m) x 9'10" (3.0m) into recess. Exposed wood flooring. Radiator. Picture rail. Built in wardrobe. uPVC double glazed window to rear aspect again with pleasant outlook over neighbouring tree lined park.

From first floor full landing, door to:

BEDROOM 1

14'0" (4.27m) maximum into bay x 15'6" (4.72m) maximum into recess and wardrobe space reducing to 9'0" (2.74m) to chimney breast. A light and spacious room. Radiator. Picture rail. Built in double wardrobe. uPVC double glazed bay window to front aspect.

From first floor full landing, space saving stairs lead to:

SECOND FLOOR LANDING

Door to:

BEDROOM 4

11'2" (3.40m) excluding recess x 10'6" (3.20m) (Sloped ceiling). Access points to eaves/storage space. Radiator. Double glazed Velux window to rear aspect with pleasant outlook over neighbouring tree lined park. Additional double glazed Velux window to front aspect.

OUTSIDE

To the front of the property is a walled area of garden laid to decorative stone chippings for ease of maintenance with wood store. Side access via gate leads to the rear garden which enjoys a high degree of privacy whilst mostly laid to attractive paving with external power points, light, additional wood store and raised shrub bed. Double opening glass panelled doors lead to:

SINGLE GARAGE

With up and over door providing vehicle access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data 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 C (Exeter)

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and at the traffic light junction continue straight ahead and take the 2nd left into Thurlow Road then 1st right down into Monks Road continue down and the property in question will be found on the left 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.

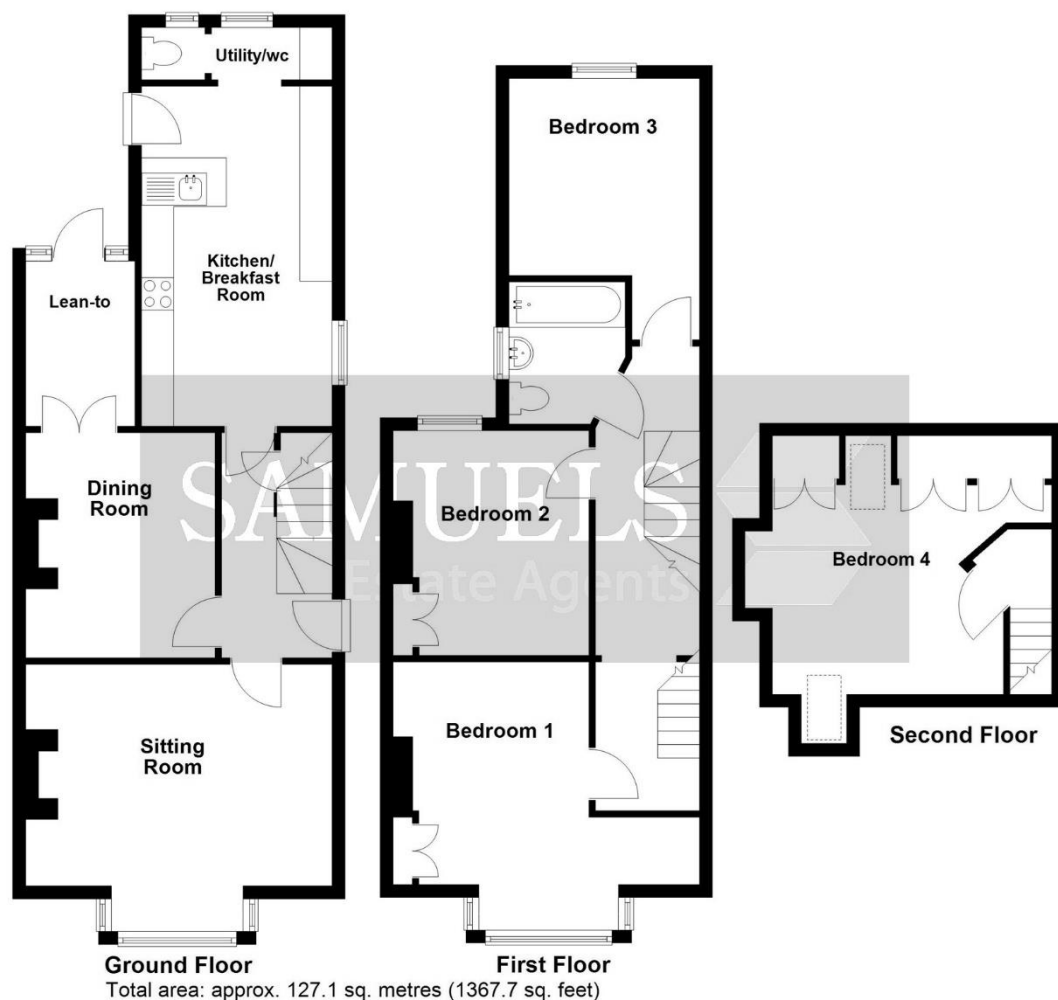
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8945/AV



Floor plan for illustration purposes only – not to scale



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