



**15 VICTORIA ROAD
ST JAMES
EXETER
EX4 6JB**



£270,000 FREEHOLD



A characterful mid terraced house occupying a highly convenient position providing good access to local amenities, Exeter city centre and university. Two bedrooms. First floor bathroom. Reception hall. Sitting room. Spacious kitchen/dining room. Gas central heating. uPVC double glazing. Enclosed courtyard rear garden. Ideal first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Attractive leaded coloured glass panelled internal door leads to:

RECEPTION HALL

Stairs rising to first floor. Door to:

SITTING ROOM

10'6" (3.20m) x 10'2" (3.10m) into recess. Television aerial point. Telephone point. Fitted gas fire with raised hearth. uPVC double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

12'6" (3.81m) x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Deep understair storage cupboard housing gas meter, electric light and hanging rail. uPVC double glazed window to rear aspect. uPVC double glazed double opening doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Door to:

BEDROOM 1

13'8" (4.17m) into recess x 10'4" (3.15m) excluding door recess. Feature cast iron fireplace with hearth, wood surround and mantel over. Radiator. Door to bathroom. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'4" (2.84m) x 8'0" (2.44m) into recess. Feature cast iron fireplace with wood surround and mantel over. Radiator. Wall light point. uPVC double glazed window to rear aspect. Door to:

BATHROOM

10'10" (3.30m) maximum reducing to 9'2" (2.79m) x 5'6" (1.68m). Comprising panelled bath with mixer tap including shower attachment, glass shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Extractor fan. Electric wall heater. Doors to both bedrooms.

OUTSIDE

To the rear of the property is a small enclosed garden laid to decorative stone chippings for ease of maintenance. Timber shed.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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 Samuels Estate Agents' Longbrook Street office continue down the road and turn right into York Road then 1st left into Well Street. Continue to the very end of this road, passing Exeter city football club, which then connects to Victoria Road 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.

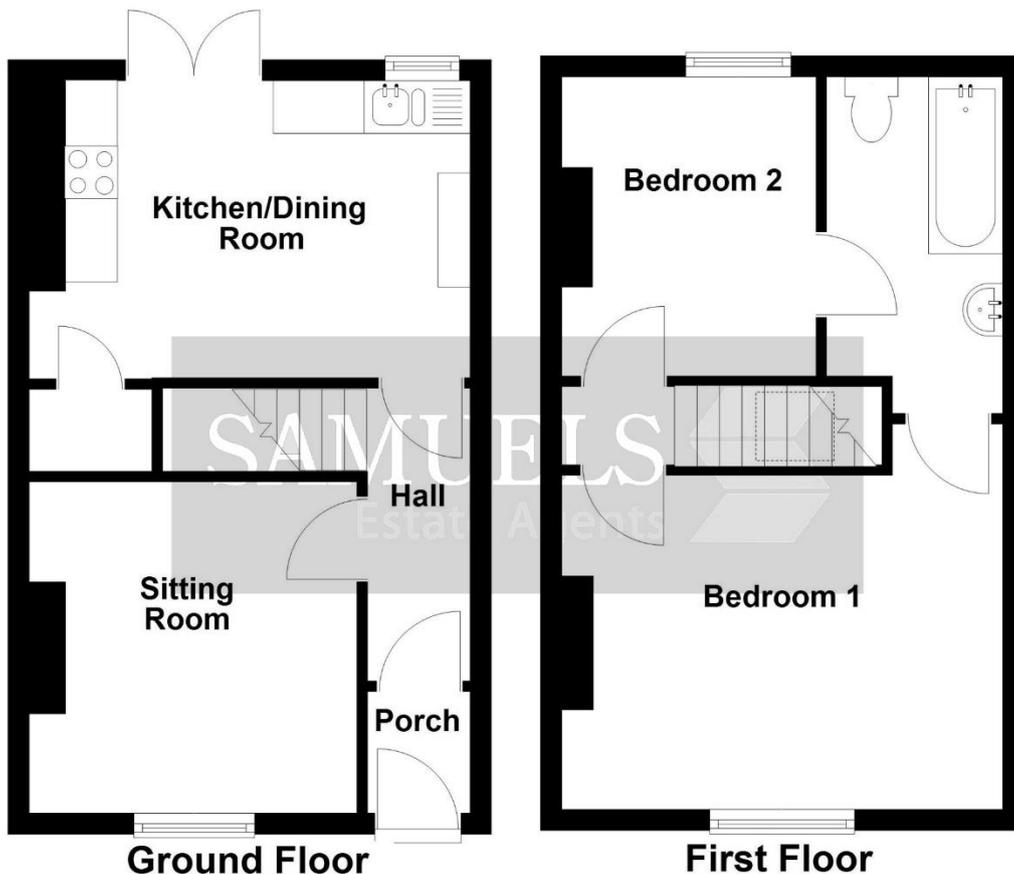
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0225/8863/AV



Total area: approx. 57.9 sq. metres (622.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		