



**5 SALISBURY ROAD
MOUNT PLEASANT
EXETER
EX4 6LU**



£270,000 FREEHOLD



A bay fronted Victorian style mid terraced house occupying a highly convenient position providing good access to local amenities, Exeter city centre and university. Two double bedrooms. Spacious first floor bathroom. Reception hall. Sitting room. Separate dining room. Modern kitchen. Lean to/study area. uPVC double glazing. Gas central heating. Enclosed paved rear courtyard garden enjoying south westerly aspect. A great first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure double glazed front door leads to:

ENTRANCE VESTIBULE

Part obscure glazed internal door leads to:

RECEPTION HALL

Stairs rising to first floor. Smoke alarm. Radiator. Panelled door leads to:

SITTING ROOM

13'0" (3.96m) into bay x 12'0" (3.66m). Radiator. Boarded fireplace with fire surround and mantle over. Picture rail. Original coving to ceiling. Telephone point. uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

DINING ROOM

11'4" (3.45m) x 10'2" (3.10m) into recess. Radiator. French doors to lean to.

From reception hall, panelled door leads to:

KITCHEN

11'4" (3.45m) maximum reducing to 8'4" (2.54m) x 9'6" (2.90m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Understair storage cupboard housing electric consumer unit, electric and gas meters. uPVC double glazed window to rear aspect with outlook over rear courtyard. Part glazed door leads to:

LEAN TO

8'8" (2.64m) x 4'4" (1.32m). Currently used a study area. Lean to polycarbonate roof. uPVC double glazed windows and door providing access and outlook to rear courtyard.

FIRST FLOOR HALF LANDING

Part obscure glazed stripped wood door leads to:

BATHROOM

9'2" (2.79m) x 8'6" (2.59m). A spacious bathroom comprising panelled bath with fitted mains shower unit over and tiled splashback. WC. Wash hand basin with tiled splashback. Radiator. Heated ladder towel rail. Large storage cupboard. Additional storage cupboard housing boiler serving central heating and hot water supply. Access to roof void. Obscure uPVC double glazed windows to both side and rear aspects. Extractor fan.

FIRST FLOOR FULL LANDING

Access to roof space. Panelled door leads to:

BEDROOM 1

15'6" (4.72m) x 13'0" (3.96m) into bay. A well proportioned room. Built in wardrobe into alcove. Feature fireplace with fire surround and mantle over. Radiator. uPVC double glazed bay window to front aspect.

From first floor full landing, panelled strip wood door leads to:

BEDROOM 2

11'4" (3.45m) x 10'2" (3.10m) into recess. Feature fireplace with fire surround and mantle over. Radiator. Built in wardrobe into alcove. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed paved rear garden enjoying south westerly aspect with outside light and raised shrub bed. A rear gate provides pedestrian 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 & 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 continue along taking the 5th right hand turning into Iddesleigh Road, bear left again in Iddesleigh Road taking the 1st right into Salisbury 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/0425/8920/AV



Total area: approx. 86.4 sq. metres (930.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		