

**46 REGENT STREET
ST THOMAS
EXETER
EX2 9EH**



£325,000 FREEHOLD



A well proportioned three storey mid terrace townhouse occupying a level position providing good access to local amenities, quayside and Exeter city centre. Three good size bedrooms. First floor bathroom. Separate first floor shower room. Reception hall. Sitting room. Separate dining room. Kitchen opening to conservatory/dining area. Lean to utility room. Gas central heating. uPVC double glazing. Good size enclosed lawned level rear garden. Currently arranged as a five bedroom HMO providing a good income alternatively could easily be a great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure glazed front door leads to:

ENTRANCE VESTIBULE

Part glass panelled internal door leads to:

RECEPTION HALL

Stairs rising to first floor. Radiator. Smoke alarm. Door to:

SITTING ROOM/BEDROOM

12'0" (3.66m) into recess x 11'0" (3.35m). Radiator. Picture rail. Fireplace recess. uPVC double glazed window to front aspect.

From reception hall, door to:

DINING ROOM/BEDROOM

11'6" (3.51m) x 9'8" (2.95m) into recess. Radiator. Picture rail. uPVC double glazed door provides access to utility room.

From reception hall, glass panelled door leads to:

INNER LOBBY

Deep understair storage cupboard housing electric consumer unit and light. Doorway opens to:

KITCHEN/BREAKFAST ROOM

Kitchen area – 13'6" (4.11m) x 8'2" (2.49m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit. Space for fridge. Deep storage cupboard. Inset LED spotlights to ceiling. Tiled floor. Window to side aspect. Large square opening to:

Conservatory/breakfast/dining area - 11'8" (3.56m) x 8'6" (2.59m) maximum. Dwarf wall. Tiled floor. Radiator. Power and light. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From kitchen area, doorway opens to:

LEAN TO UTILITY ROOM

13'4" (4.06m) x 6'4" (1.93m). Fitted wood effect roll edge work surface. Plumbing and space for washing machine. Space for double width fridge freezer. Further appliance space. Tiled floor. Power and light. uPVC double glazed door, with matching side windows, providing access and outlook to rear garden.

FIRST FLOOR HALF LANDING

Access to roof void. Door to:

BATHROOM

A matching white suite comprising panelled bath with mixer tap including shower attachment, glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Fitted mirror. Low level WC. Radiator. Obscure uPVC double glazed window to side aspect.

From first floor half landing, door to:

SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower. Low level WC. Wash hand basin with mixer tap and tiled splashback. Fitted mirror. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Smoke alarm. Stairs rising to second floor. Door to:

BEDROOM

11'6" (3.51m) x 9'10" (3.0m) into recess. Radiator. uPVC double glazed window to rear aspect.

From first floor full landing, door to:

BEDROOM

15'10" (4.83m) x 11'0" (3.35m). A light and spacious room. Radiator. Two uPVC double glazed windows to front aspect.

SECOND FLOOR HALF LANDING

uPVC double glazed window to rear aspect. Stairs lead to:

SECOND FLOOR FULL LANDING

Smoke alarm. Door to:

BEDROOM

15'0" (4.57m) x 11'2" (3.40m) excluding recess. Radiator. Deep storage cupboard. uPVC double glazed windows to rear aspect.

OUTSIDE

To the rear of the property is a good size enclosed garden laid to concrete and patio. Shaped area of level lawn. To the top end of the garden is an additional patio with maturing palms.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and continue along, under the railway bridge, into Alphington Road. At the next set of traffic lights turn right into Sydney Road and continue almost to the bottom of this road turning left into Regent Street. Continue almost the very end where 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 checks 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.

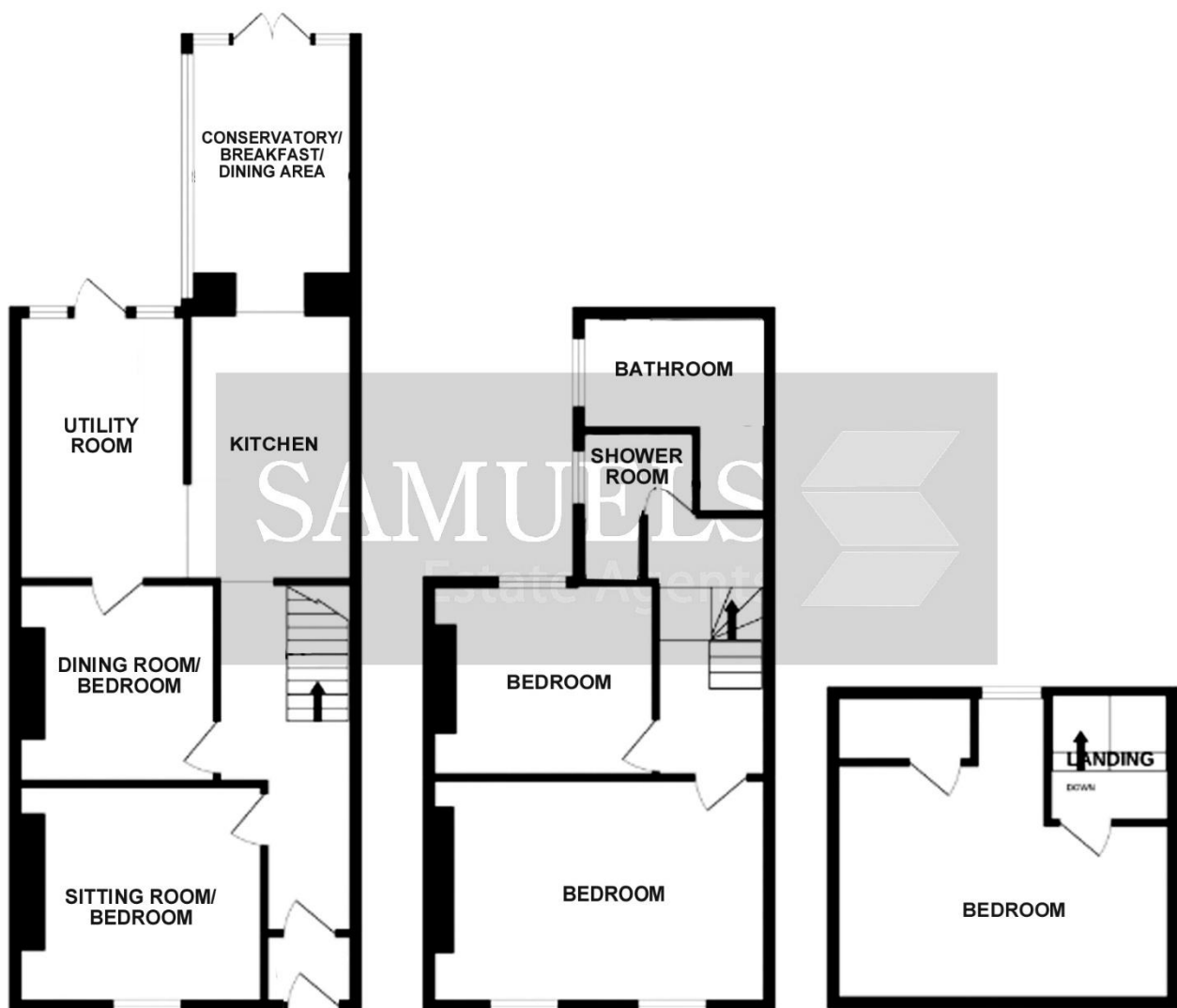
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0925/AV



TOTAL FLOOR AREA: 1349 SQ.FT. (125.3 SQ.M.) APPROX
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		