



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

PROOF COPY



OFFERS IN THE REGION OF £340,000 FREEHOLD



A well proportioned bay fronted mid terraced house occupying a highly convenient position convenient to local amenities, Exeter city centre and university campus. Presented in good decorative order throughout. Three bedrooms. First floor shower room. Reception hall. Sitting room. Dining room. Kitchen. Rear lobby. Cloakroom. Utility area. Gas central heating. uPVC double glazing. Enclosed rear garden enjoying southerly aspect. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Recently installed composite front door, leads to:

ENTRANCE VESTIBULE

Dado rail. Obscure glass panelled internal door leads to:

RECEPTION HALL

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

SITTING ROOM

12'10" (3.91m) into bay x 11'10" (3.61m). Radiator. Picture rail. Tiled fireplace. uPVC double glazed bay window to front aspect.

From reception hall, panelled door leads to:

DINING ROOM

12'8" (3.86m) into recess x 11'8" (3.56m). Tiled fireplace with tiled hearth. Radiator. Picture rail. uPVC double glazed window to rear aspect. Panelled door leads to:

KITCHEN

10'8" (3.25m) x 8'10" (2.69m) . Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with modern style mixer tap and single drainer. Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Deep understair storage cupboard housing electric consumer unit, electric and gas meters. Part obscure glazed door leads to:

REAR LOBBY

Obscure uPVC double glazed door providing access to rear garden. Utility area with Plumbing and space for washing machine. Fitted roll edge worktop. Radiator. Power and light. Door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin with modern style mixer tap. Radiator. Obscure glazed window to rear aspect.

FIRST FLOOR LANDING

Access to roof space. Linen cupboard. Smoke alarm. Panelled door leads to:

BEDROOM 1

15'2" (4.62m) x 12'10" (3.91m) into bay. A spacious room. Radiator. Picture rail. uPVC double glazed bay window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

11'8" (3.56m) x 9'8" (2.95m). Picture rail. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, panelled door leads to:

BEDROOM 3

9'0" (2.74m) x 8'10" (2.69m) excluding door recess. Radiator. Picture rail. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, panelled door leads to:

SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted main shower unit. Low level WC. Wash hand basin with modern style mixer tap. Tiled wall surround. Radiator. Shaver point. Extractor fan. Obscure glazed window to side aspect.

OUTSIDE

To the front of the property is a small walled area of garden with shrub bed. Pillared entrance with dividing pathway leading to the front door. To the rear of the property is an enclosed garden with flower/shrub bed. Outside light and water tap. A rear gate provides pedestrian access. The rear garden enjoys a southerly aspect.

TENURE FREEHOLD

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. The property in question will be found approximately three quarters of the way down 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.

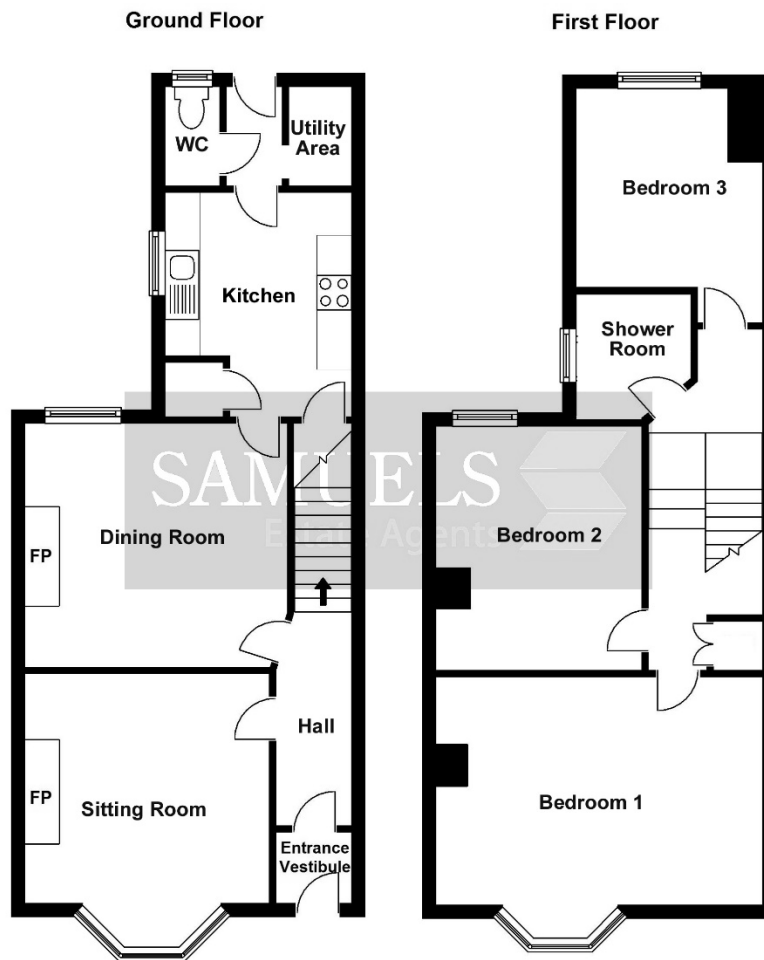
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0124/8546/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		