

**16 CEDARS ROAD  
ST LEONARDS  
EXETER  
EX2 4NA**

PROOF COPY



**£375,000 FREEHOLD**



A well proportioned Victorian style bay fronted mid terraced house occupying a highly desirable residential location convenient to local amenities, Royal Devon & Exeter hospital, riverside walks and Exeter city centre. Presented in good decorative order throughout. Two good size bedrooms. Fabulous light and spacious first floor shower room. Reception hall. Sitting room. Dining room. Modern fitted kitchen. Lean to. Gas central heating. Enclosed courtyard style rear garden. Outlook and views over neighbouring area and parts of Exeter including Cathedral. No onward chain. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Composite front door, with inset obscure double glazed panels, leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled floor. Dado rail. Exposed wood glass panelled internal door leads to:

### **RECEPTION HALL**

Engineered oak wood flooring. Radiator. Stairs rising to first floor. Dado rail. Exposed wood panelled door leads to:

### **DINING ROOM**

12'2" (3.71m) into recess x 10'10" (3.30m). Storage cupboards and fitted shelving built into alcoves. Engineered oak wood flooring. Radiator. Glass panelled French doors open to lean to. Large square opening to:

### **SITTING ROOM**

12'4" (3.76m) into bay x 11'4" (3.45m) into recess. Engineered oak wood flooring. Radiator. Fireplace recess with raised hearth and mantel over. Picture rail. Coved ceiling. Sash bay window to front aspect.

From dining room, Exposed wood panelled door leads to:

### **KITCHEN**

9'8" (2.95m) x 9'2" (2.79m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Quartz work surfaces with matching splashback. 1½ bowl sink unit set within quartz work surface with single drainer and modern style mixer tap. Fitted Neff oven. Four ring Neff induction hob. Plumbing and space for washing machine. Space for fridge. Integrated Neff slimline dishwasher. Vertical radiator. Wall mounted concealed boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Deep understair storage cupboard with electric light also housing gas meter, electric meter and consumer unit. Window to rear aspect with outlook over rear garden. Window to side aspect. Exposed wood door, with inset obscure glazed panels, leads to:

### **LEAN TO**

9'10" (3.0m) x 4'8" (1.42m). Tiled floor. Power and light. Double glazed pitched glass roof. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

### **FIRST FLOOR HALF LANDING**

Exposed wood door, with inset obscure glass panel, leads to:

### **SHOWER ROOM**

11'0" (3.35m) into bay x 9'4" (2.84m). A fabulous light and spacious shower room comprising double length tiled shower enclosure with toughened glass screening and fitted mains Shower unit. Traditional wash hand basin. Traditional low level WC. Part tiled walls. Feature vertical radiator. Feature cast iron fireplace with fire surround and mantel over. Inset LED spotlights to ceiling. Glazed bay window to rear aspect offering fine outlook over neighbouring area, parts of exeter including Cathedral and beyond.

### **FIRST FLOOR FULL LANDING**

Smoke alarm. Access to roof space via pull down aluminium ladder. Exposed wood panelled door leads to:

### **BEDROOM 1**

14'10" (4.52m) into recess x 12'6" (3.81m) maximum into bay. A light and spacious room with two built in wardrobes either side of chimney breast. Radiator. Bay window to front aspect.

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

### **BEDROOM 2**

10'10" (3.30m) x 9'4" (2.84m) into recess. Radiator. Built in wardrobe. Sash window to rear aspect again offering outlook over neighbouring area and parts of Exeter including Cathedral.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard style garden with raised flower/shrub beds. Outside light and water tap. Brick built storage shed. Enclosed to all sides. 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, Three & Vodafone voice and data limited, O2 voice likely and 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 – Low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

**DIRECTIONS**

Proceeding out of Exeter down Holloway Street/Topsham Road continue up the hill and take the turning left into Cedars Road 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 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/0125/AV**



**Ground Floor** **First Floor**  
Total area: approx. 83.4 sq. metres (897.8 sq. feet)  
Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		