

**25 COTFIELD STREET  
HAVEN BANKS  
EXETER  
EX2 8EE**



**£260,000 FREEHOLD**



**A characterful mid terraced house occupying a fabulous position within a ten minute walk from the city centre along adjacent toe path, so close to the city yet so quiet. Five minutes walk and you are out of the city. A little known gem. Two double bedrooms. First floor modern bathroom. Reception hall. Sitting room. Dining room. Kitchen. Gas central heating. Enclosed rear garden. Ideal first time buy/investment purchase. No chain. Viewing recommended.**

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

Obscure double glazed panelled door leads to:

### **RECEPTION HALL**

Radiator. Electric consumer unit. Electric meter. Stairs rising to first floor. Obscure glass panelled door leads to:

### **DINING ROOM**

12'4" (3.76m) into recess x 10'6" (3.20m). Exposed wood flooring. Radiator. Picture rail. Smoke alarm. Glass panelled double opening doors providing access and outlook to rear garden. Square opening to:

### **SITTING ROOM**

11'8" (3.56m) into recess x 9'8" (2.95m). Exposed wood flooring. Fireplace recess. Radiator. Picture rail. uPVC double glazed window to front aspect.

From dining room, obscure glass panelled door leads to:

### **KITCHEN**

8'10" (2.69m) x 8'2" (2.49m). 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. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Understair storage cupboard. Sealed unit double glazed window to rear aspect with outlook over rear garden.

### **FIRST FLOOR HALF LANDING**

Obscure glass panelled door leads to:

### **BATHROOM**

8'8" (2.64m) maximum x 8'0" (2.44m). A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower over including separate shower attachment, glass shower screen and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Radiator. Cupboard housing wall mounted boiler serving central heating and hot water supply. Access to roof void. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR FULL LANDING**

Linen cupboard. Access to roof space. Smoke alarm. Door to:

### **BEDROOM 1**

15'0" (4.57m) into recess x 9'8" (2.95m). Radiator. Feature cast iron fireplace. Double glazed sash window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'6" (3.20m) x 9'6" (2.90m) into recess. Feature cast iron fireplace. Radiator. Window to rear aspect.

### **OUTSIDE**

To the rear of the property is an enclosed garden mostly laid to decorative stone chippings for ease of maintenance with well stocked shrub bed. The rear garden is enclosed to all sides.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three and 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 –Low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band B (Exeter)

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 1<sup>st</sup> exit left into Alphington Street and at the traffic light junction take the 1<sup>st</sup> left into Haven Road. Continue around taking the right hand turning into Water Lane and at the crossroad junction turn left again a continuation of Water Lane and proceed down and before Gabriels Wharf take the left turning into Cotfield Street.

## **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/0225/8857/AV**



**Ground Floor**

**First Floor**

Total area: approx. 70.5 sq. metres (758.7 sq. feet)

Floor plan for illustration purposes – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		