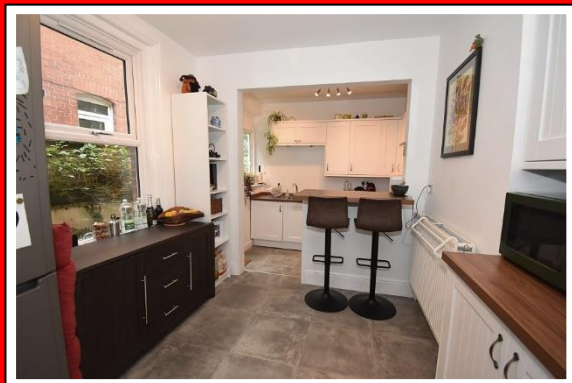




**130 MONKS ROAD
MOUNT PLEASANT
EXETER
EX4 7BQ**



£325,000 FREEHOLD



A beautifully presented bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities, Polsloe Bridge railway station and Exeter city centre. Three good size bedrooms. First floor refitted modern shower room. Reception hall. Spacious sitting room open plan to dining room. Refitted modern kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed paved garden with rear access. A lovely home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Decorative tiled floor. Part frosted glass panelled internal door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Cloak hanging space. Understair storage cupboard. Thermostat control panel. Electric meter. Electric consumer unit. Smoke alarm. Obscure glass panelled door leads to:

SITTING ROOM

14'2" (4.32m) into bay x 11'8" (3.56m) into recess. Fireplace recess. Television aerial point. uPVC double glazed bay window to front aspect. Open plan to:

DINING ROOM

11'8" (3.56m) x 9'6" (2.90m) into recess. Radiator. Fireplace recess. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, obscure glazed door leads to:

KITCHEN/BREAKFAST ROOM

16'2" (4.93m) x 9'4" (2.84m). A refitted modern kitchen consisting of a range of matching base, drawer and eye level cupboards with concealed lighting. Wood effect work surfaces with matching splashback incorporating breakfast bar. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring gas hob with glass splashback and filter/extractor hood over. Integrated slimline dishwasher. Space for upright fridge freezer. Integrated washing machine. Understair larder cupboard with fitted shelving also housing gas meter. Radiator. Two uPVC double glazed windows to side aspect. uPVC double glazed door provides access to rear garden.

FIRST FLOOR HALF LANDING

Access to roof space. Door leads to:

BEDROOM 3

10'4" (3.15m) excluding door recess x 9'4" (2.84m) into recess. Radiator. Double width linen/airing cupboard with fitted shelving also housing boiler (installed May 2023) serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor half landing, door to:

SHOWER ROOM

A refitted modern white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Decorative tiling to walls. Feature vertical radiator. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR FULL LANDING

Linen cupboard with fitted shelving. Access to roof space. Door to:

BEDROOM 2

11'2" (3.40m) x 9'6" (2.90m) into recess. Radiator. uPVC double glazed window to rear aspect.

From first floor full landing, door to:

BEDROOM 1

15'2" (4.62m) into recess x 11'8" (3.56m). A light and spacious room. Radiator. Two uPVC double glazed windows to front aspect.

OUTSIDE

To the front of the property is a small paved area of garden with shrub bed. Pillared entrance with gate and pathway leading to the front door. The rear garden is a particular feature of the property which is mostly laid to paving for ease of maintenance with raised flower/shrub beds. Brick built barbecue. Two integral brick built storage sheds. Enclosed to all sides. A rear gate provides pedestrian access.

TENURE FREEHOLD

DIRECTIONS

From Sidwell Street roundabout take the turning into Blackboy Road and continue along, at the traffic light junction proceed straight ahead into Pinhoe Road. At the convenience store turn left into Thurlow Road then 1st right down into Monks Road continue down where the property in question will be found a approximately three quarters of the way down 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.

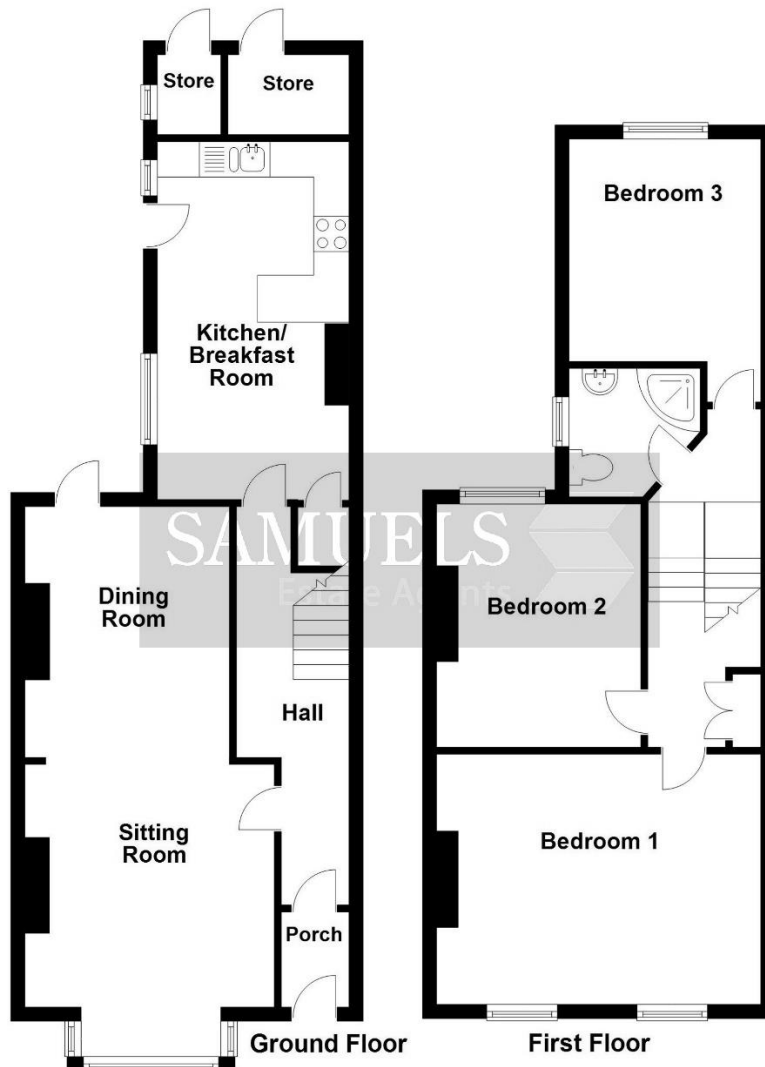
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0424/8614/AV



Total area: approx. 98.1 sq. metres (1055.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		