



**SALISBURY ROAD
MOUNT PLEASANT
EXETER
EX4 6LU**



£240,000 FREEHOLD



A WELL PROPORTIONED BAY FRONTED VICTORIAN STYLE MID TERRACED HOUSE*OFFERING WELL PROPORTIONED CHARACTERFUL ACCOMMODATION WHILST PRESENTED IN GOOD DECORATIVE ORDER THROUGHOUT*TWO DOUBLE BEDROOMS*SPACIOUS FIRST FLOOR MODERN BATHROOM*ENTRANCE VESTIBULE*RECEPTION HALL*SITTING ROOM*DINING ROOM*KITCHEN*UTILITY ROOM*ENCLOSED COURTYARD STYLE REAR GARDEN*HIGHLY POPULAR RESIDENTIAL LOCATION CONVENIENT TO EXETER CITY CENTRE*NO CHAIN*VIEWING HIGHLY RECOMMENDED

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door leads to:

ENTRANCE VESTIBULE

Original decorative tiled floor. Attractive part coloured leaded glass stripped wood door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Stripped wood door leads to:

DINING ROOM

13'2" (4.01m) into recess x 11'0" (3.35m). Dado rail. Fitted shelving into alcoves. Sash window to rear aspect. Square opening to:

SITTING ROOM

12'4" (3.76m) into bay x 12'0" (3.66m) into recess. Decorative tiled fireplace with tiled hearth, inset living flame effect gas fire, wood surround and mantel over. Dado rail. Coved ceiling. Radiator. Telephone point. Television aerial point. uPVC double glazed bay window to front aspect. Stripped wood glass paned door leads to:

KITCHEN

9'5" (2.87m) x 9'4" (2.84m). Fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with tiled splashback. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Space for upright fridge freezer. Radiator. Understair storage cupboard. Two uPVC double glazed windows to rear aspect. Decorative tiled floor. Stripped wood door leads to:

UTILITY ROOM

11'2" (3.40m) x 5'4" (1.63m). Fitted roll edge work surface. Two base cupboards. Plumbing and space for washing machine. Further appliance space. Power and light. uPVC double glazed window and door providing access and outlook to rear courtyard.

FIRST FLOOR HALF LANDING

Part glass panelled stripped wood door leads to:

BATHROOM

11'8" (3.56m) x 9'2" (2.79m). A light and spacious bathroom. Fitted matching white suite comprising curved panelled bath with tiled splashback. Low level WC. Wash hand basin with tiled splashback. Quadrant tiled shower cubicle with fitted electric shower unit. Radiator. Part Obscure uPVC double glazed window to side aspect. Obscure uPVC double glazed bay window to rear aspect.

FIRST FLOOR FULL LANDING

Access to roof space. Stripped wood door leads to:

BEDROOM 1

15'8" (4.78m) into recess x 12'5" (3.78m) into bay. Again a light and spacious room. Radiator. Television aerial point. uPVC double glazed bay window to front aspect.

From first floor full landing, stripped wood door leads to:

BEDROOM 2

10'10" (3.30m) x 10'5" (3.18m) into wardrobe space. Wardrobe recess with hanging rail and storage cupboard over. Additional cupboard/wardrobe housing wall mounted boiler serving central heating and hot water supply. Radiator. Picture rail. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an enclosed courtyard garden mostly laid to paving for ease of maintenance. Raised shrub bed. Enclosed to all sides. A rear gate provides pedestrian access.

TENURE

FREEHOLD

VIEWING

Strictly by appointment with the Vendors Agents.

SAMUELS ESTATE AGENTS, 38 LONGBROOK STREET, EXETER, EX4 6AE

TELEPHONE 01392 494999 : EMAIL: info@samuelsagents.co.uk

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 investigations 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 investigate 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/0419/7048/AV**



Floor plan for illustration purposes only – not to scale

Energy Performance Certificate



26, Salisbury Road, EXETER, EX4 6LU

Dwelling type: Mid-terrace house
 Date of assessment: 14 February 2014
 Date of certificate: 14 February 2014
 Reference number: 9848-3017-7242-1994-1930
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 82 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

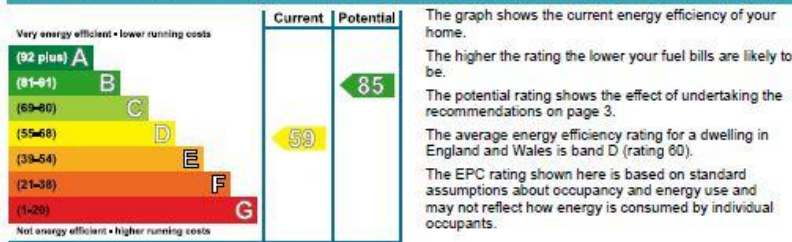
Estimated energy costs of dwelling for 3 years:	£ 2,592
Over 3 years you could save	£ 981

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 2,082 over 3 years	£ 1,224 over 3 years	
Hot Water	£ 324 over 3 years	£ 201 over 3 years	
Totals	£ 2,592	£ 1,611	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 660
2 Floor Insulation	£800 - £1,200	£ 117
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 111

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

