

6 Salisbury Road, Mount Pleasant, Exeter, EX4 6LU



Cooksleys are proud to offer to the market a two bedroom bay fronted terraced property. Situated in a popular location within easy access Exeter city centre and university. With accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Lean-to, Two double bedrooms and Family Bathroom. Enclosed courtyard garden. Viewing is highly recommended. No onward chain.

Asking Price £245,000 Freehold DCX01974

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC part frosted front door with quarry tiled flooring. Frosted inner doorway. Wood effect flooring. Doors to Lounge, Dining Room and Kitchen. Stairs to First Floor Landing. Under stairs storage cupboard. Ornate archway. Telephone point. Radiator.



Lounge 13' 0" x 13' 0" (3.972m x 3.951m)

Front aspect uPVC double glazed bay window, Gas flame effect fireplace with tiled surround. TV point. Coved ceiling. Radiator.



Dining Room 11' 4" x 9' 9" (3.442m x 2.960m)

Rear aspect French doors leading the the Lean to. Feature fireplace. Built in storage cupboards. Radiator.



Kitchen 10' 4" x 8' 10" (3.156m x 2.704m)

Rear aspect uPVC double glazed window with a view over the courtyard garden. Fitted range of eye and base level units with stainless steel sink with a mixer tap and single drainer. Rolled edge work surfaces. Part tiled walls. Gas cooker point. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Under stairs storage cupboard. Seating area. Radiator. Frosted doors that lead to the Lean-to.



Lean-to 8' 8" x 5' 2" (2.638m x 1.586m)

Rear aspect uPVC double glazed doors. Perspex roof. Doors leading to the courtyard garden.

First Floor Landing

Doors to Bedroom One, Bedroom Two and Bathroom. Access to the loft void above. Storage cupboards.

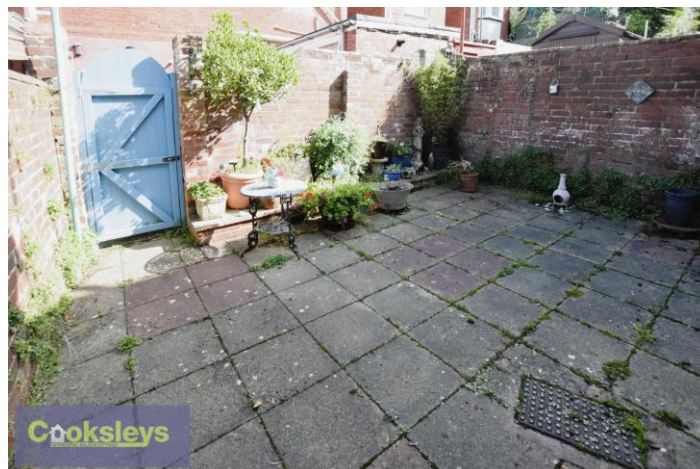
Bedroom One 15' 4" x 13' 0" (4.661m x 3.953m)

Front aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving. Radiator.



Courtyard Garden

Private enclosed rear courtyard. Seating area and wooden gate providing rear access.



Bedroom Two 11' 3" x 11' 1" (3.436m x 3.371m)

Rear aspect uPVC double glazed window with a view over the courtyard garden. Feature fireplace. Radiator.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising of a panel enclosed bath with a mixer tap hand handheld shower above, low level WC, pedestal wash hand basin. Part tiled walls. Heated towel rail. Storage cupboard. Access to the loft void above.

