



# KINGS ROAD

EXETER, EX4 7AS



**Robert Williams**

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“An immaculate terraced three bedroom period property located in a quiet street in the popular Mount Pleasant area.”





# KINGS ROAD

EXETER, EX4 7AS

**An immaculately presented and spacious three bedroom terraced period family home located in the popular and convenient location of Mount Pleasant close to local amenities.**

The ground floor boasts two reception rooms with fitted kitchen with access through to the lean to area, that the current vendor uses as extra dining space. There is then access to the easy to maintain rear garden, with gated rear access and a dual storage areas, one being open sided.

On the first floor you have three bedrooms and a family bathroom.

The property would make a fantastic first time buy or investment and viewing is highly recommended to appreciate the accommodation on offer.

The property is being sold with no onward chain.

## Location-

Positioned in the highly regarded residential area of Mount Pleasant on the northern outskirts of the City within easy reach of: Exeter University, lovely open countryside, Stoke Woods (offering woodland walks and picnic areas) and a bus route with a regular service to and from the centre of the City, just over a mile distant. Also close at hand are: schools, a local convenience store and the M5 Motorway is within a few minutes drive.

3  bedrooms 1  bathrooms  
2  receptions 0  car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** B

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** C







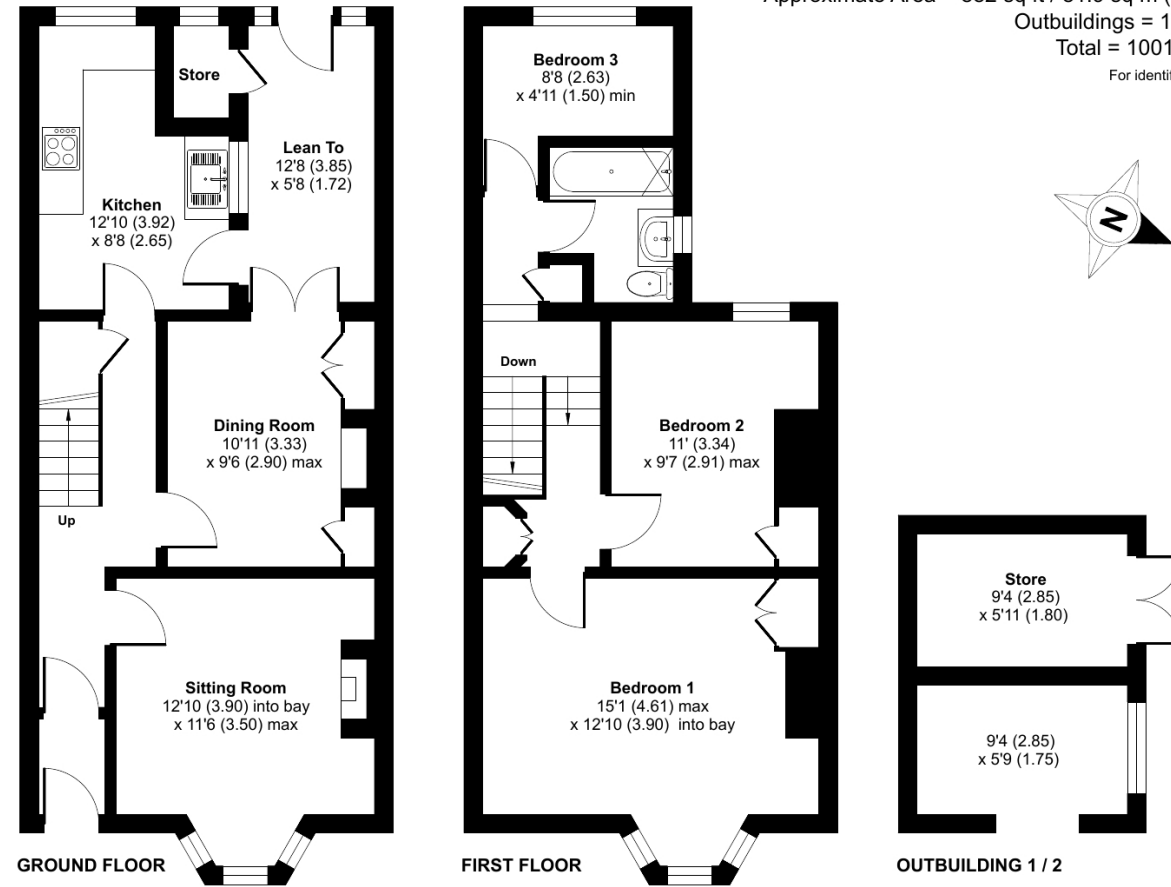
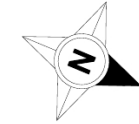
## Kings Road, Exeter, EX4

Approximate Area = 882 sq ft / 81.9 sq m (excludes lean to)

Outbuildings = 119 sq ft / 11 sq m

Total = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Williams Ltd. REF: 1203229



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.