

154 Monks Road, Mount Pleasant, Exeter, EX4 7BQ



A well presented two bedroom terraced property situated in a popular location, within easy walking distance of the city centre and local amenities. Accommodation comprises of entrance hall, living room kitchen/diner, cloakroom, two good sized bedrooms and bathroom with pleasant enclosed rear garden and two allocated off road parking spaces.

Offers in the region of £270,000 Freehold DCX02103

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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

Access via part frosted double glazed front door with door to living room. Stairs to first floor landing. Wood effect flooring. Coved ceiling. Radiator.

Living Room 15' 3" x 9' 3" (4.66m x 2.83m)

Front aspect uPVC double glazed window. Understairs storage cupboard. Wood effect flooring. Telephone and TV point. Coved ceiling. Radiator. Door to



Kitchen/Diner 12' 9" x 8' 8" (3.89m x 2.63m)

Rear aspect uPVC double glazed window with a view over the rear garden. Fitted range of eye level and base units with stainless steel one and a half bowl sink with mixer tap and drainer. Roll edge work surfaces with part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine and further appliance space. Seating area and radiator. Archway through to



Inner hallway

Double built in cupboard. Thermostat control point and wall mounted boiler. Access to a loft void above. Double glazed door leads to the rear garden. Door through to

Cloakroom

With a rear aspect frosted uPVC double glazed window. Low level WC. Wash hand basin with tiled splash back. Radiator.

First Floor Landing

Doors to bedroom one, bedroom two and bathroom. Loft access hatch.

Bedroom 1 10' 10" x 9' 3" (3.29m x 2.81m)

Front aspect uPVC double glazed window. Built in wardrobes with hanging space and shelving. Telephone point. Radiator.



Bedroom 2 12' 11" x 8' 3" (3.93m x 2.52m)

Rear aspect uPVC double glazed window with view over the garden. Built in wardrobes with hanging space and shelving. Airing cupboard with mega flow system and slatted shelving. Radiator.



Bathroom

Three piece white suite comprising panel bath with mixer tap and shower above. Pedestal wash hand basin. Low level WC. Part tiled walls. Shaver point. Extractor fan. Radiator.



Rear Garden

Enclosed with a range of panel fencing. Paved seating area. Mainly laid to lawn. Gated rear access.



Off road parking

For two vehicles in the car park to the rear.



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.

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