

## 24 Iddesleigh Road, Mount Pleasant, Exeter, EX4 6LY



A spacious two bedroom bay fronted period property situated in a popular Mount Pleasant location within easy walking distance of Exeter City Centre and local amenities. With accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, two double bedrooms, first floor family bathroom.

**Asking Price £270,000   Freehold   DCX02476**

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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 solid wood part glazed front door with part glazed inner doorway. Door to dining room, stairs to first floor landing. Radiator.

### Dining Room 12' 6" x 11' 1" (3.816m x 3.374m)

Rear aspect French doors leading to utility room. Door to the kitchen. Radiator. Opening through to the lounge.



### Lounge 11' 2" x 11' 11" (3.413m x 3.629m)

Front aspect uPVC double glazed bay window. Gas flame effect fireplace with wooden mantle and marble hearth and surround. Television point, telephone point, cove ceiling and radiator.



### Kitchen 10' 9" x 8' 4" (3.289m x 2.536m)

Rear aspect uPVC double glazed window with a view over the rear garden. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces, part tiled walls. Electric cooker point, integrated dishwasher. Side aspect window, wooden flooring, cove ceiling, understairs storage cupboard and radiator. Part glazed door leads to utility room.



### Utility Room 10' 10" x 5' 6" (3.307m x 1.671m)

Rear aspect uPVC double glazed window. Perspex roof, tiled flooring, plumbing for washing machine, further space for utility appliances. uPVC double glazed door leads to rear garden

### First floor landing

With doors to bedroom one, bedroom two and bathroom. Access to loft void above. Storage cupboard.

### Bedroom One 15' 7" x 13' 5" (4.748m x 4.079m)

Front aspect uPVC double glazed bay windows. Shelving and radiator. Previously two separate rooms.





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.

