

14 Sanford Place, St Thomas, Exeter, EX2 9FD



A stunning four/five bedroom town house having been tastefully upgraded by the current owner. The spacious accommodation spread over three floors overlooking a communal garden and in a popular location. The property benefits from an entrance hall, study/bedroom five, cloakroom, open plan kitchen/dining room, lounge, balcony, four bedrooms, master with an en-suite, family bathroom, enclosed rear garden, garage and a connected off road parking space. Council Tax Band D, Freehold.

Asking Price £395,000 Freehold DCX02421

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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 glazed front door with front aspect part frosted uPVC double glazed window. Doors to the study, open plan kitchen/ dining room, cloakroom, stairs to first floor landing, wood effect flooring and radiator.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap, part tiled walls, extractor fan, wood effect flooring and radiator.

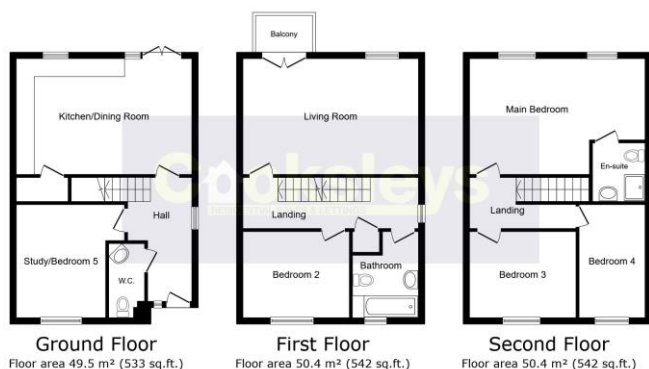
Study/Bedroom Five 10' 11" x 9' 0" (3.321m x 2.744m)

Front aspect uPVC double glazed window with view over communal area. Radiator.



Open plan Kitchen/ Dining room 18' 11" x 11' 5" (5.755m x 3.488m)

Rear aspect uPVC double glazed window with view over the rear garden. uPVC double glazed French doors leading out to the decked area and garden beyond. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, integrated double oven and hob with extractor fan above. Concealed wall mounted boiler. Plumbing for washing machine. Dishwasher, breakfast bar, further appliance space, spotlighting, radiator, seating area and wood effect flooring. Two radiators. Door through to storage cupboard with shelving.



TOTAL: 150.3 m² (1,618 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

First Floor Landing

With doors to the lounge, bedroom two, bathroom, storage cupboard and turning staircase to the second floor landing. Radiator and shelving.

Lounge 19' 0" x 11' 5" (5.785m x 3.480m)

Rear aspect uPVC double glazed window. Gas flame effect fireplace, television point, two radiators. uPVC double glazed French doors leading out to balcony.



Bedroom Two 11' 7" x 8' 1" (3.519m x 2.454m)

Front aspect uPVC double glazed window with view over communal area. Radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, shaving point, extractor fan, spotlighting and radiator.

Second Floor Landing

With doors to bedroom one, bedroom three and bedroom four. Access to loft void above.

Bedroom One 19' 1" x 11' 7" (5.815m x 3.534m)

Twin rear aspect uPVC double glazed windows with a view over the Cathedral. Television point. Two radiators. Door through to en-suite shower room.



En-suite shower room

Three piece white suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap. Part tiled walls, spotlighting, shaver point, extractor fan, wood effect flooring and radiator.



Bedroom Three 11' 7" x 7' 10" (3.530m x 2.390m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Four 11' 1" x 7' 2" (3.369m x 2.179m)
Front aspect uPVC double glazed window. Radiator.



Rear Garden

Private enclosed rear garden with decked seating area leading to lawned area with shrub borders. Outside tap. Pedestrian pathway leads to the garage.



Garage 17' 8" x 9' 8" (5.373m x 2.938m)
Electric up and over door. Light and power and a connected parking space.

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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