

## 12 Rosebery Road, Exeter, EX4 6LT



Cooksleys are proud to present this Bay fronted two bedroom terraced property situated in a popular Mount Pleasant location within easy walking distance to the City Centre and the University. With accommodation comprising entrance hall, lounge, kitchen, lean to, downstairs cloakroom, two double bedrooms, family bathroom and enclosed rear garden. No onward chain.

**Offers in the Region of £265,000   Freehold   DCX02741**

# 12, Rosebery Road, , Exeter, EX4 6LT

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 tiled flooring and stained glass door leads to inner hallway.

### Inner Hallway

With doors leading to lounge and dining room. Stairs to the first floor landing. Radiator.

### Lounge 12' 11" x 12' 3" (3.927m x 3.725m)

Front aspect uPVC double glazed bay window. Feature fireplace with tiled surround. Television point. Cover ceiling. Radiator.



### Dining Room 10' 7" x 11' 3" (3.220m x 3.417m)

Rear aspect Sash window. Feature fireplace with tiled surround. understairs storage cupboard. Radiator. Part glazed door leads to the kitchen.



### Kitchen 9' 10" x 9' 5" (3.002m x 2.859m)

Rear aspect window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Wood laminate flooring. Radiator. Part glazed door leads to the Lean to.



### Lean to 9' 11" x 5' 0" (3.021m x 1.529m)

Rear aspect windows. Doors leads to the rear garden. Door to the cloakroom.

### Cloakroom

Rear aspect frosted window. Low level WC.

### First Floor Landing

Doors to bedroom one, bedroom two and bathroom. Access to the loft void above. Storage cupboard.

### Bedroom One 14' 5" x 13' 1" (4.390m x 3.989m)

Front aspect uPVC double glazed bay window. Storage recess with shelving. Radiator.





## Bedroom Two 10' 6" x 10' 2" (3.197m x 3.095m)

Rear aspect uPVC double glazed window. Radiator.



Total floor area: 88.8 sq.m. (956 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), coverages and orientations are approximate. The 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. It partly must only upon its own inspection(s). Powered by www.propertybox.co.uk

## Bathroom

Side aspect frosted double glazed window. Three piece white suite comprising panel enclosed bath with Titran shower above, low level WC and wash hand basin with tiled splashback. Wall light. Access to loft void above. Extractor fan and 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.

## Rear Garden

Enclosed rear garden mainly paved with brick built outbuilding and gated rear access.



