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152 Monks Road, Exeter, Devon, EX4 7BQ



SOUTHGATE
— ESTATES —

£250,000

Guide Price





152 Monks Road, Exeter, Devon, EX4 7BQ

Situated in the popular area of Mount Pleasant, this two-bedroom terraced house offers well-proportioned accommodation arranged over two floors and is being sold with no onward chain. The ground floor comprises an entrance hallway, a living room with useful under-stairs storage, a fitted kitchen and a downstairs cloakroom, while upstairs are two similarly sized double bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, together with a garage in a block to the rear, offering useful additional space for parking and storage.

Monks Road is conveniently positioned for access to Exeter city centre, with its range of high street shops, cafés, restaurants and leisure facilities. The surrounding area of Mount Pleasant also offers a selection of local shops, convenience stores and green spaces, with regular bus services and Polsloe Bridge railway station providing connections further afield. The location is also well placed for access to both the University of Exeter's Streatham campus and the St Luke's campus.





Ground Floor An entrance hallway provides access to the living room, with stairs rising to the first floor. The living room has a window to the front aspect and a large built-in storage cupboard beneath the stairs. A door opens into the kitchen, which is fitted with a range of matching wall and base units, complemented by worktops and a tiled splashback. There is a 1.5 bowl sink and drainer with a mixer tap over, alongside an integrated oven with a gas hob and extractor hood above. Space is also available for a washing machine and a tall fridge freezer. A window to the rear aspect brings natural light into the room, while an archway leads through to a lobby area providing access to the garden and downstairs cloakroom. The lobby also houses the Glow-worm boiler.

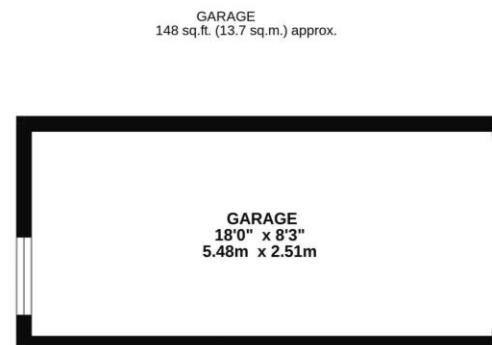
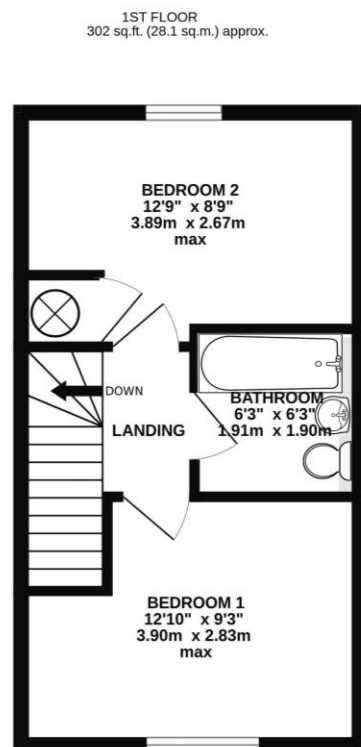
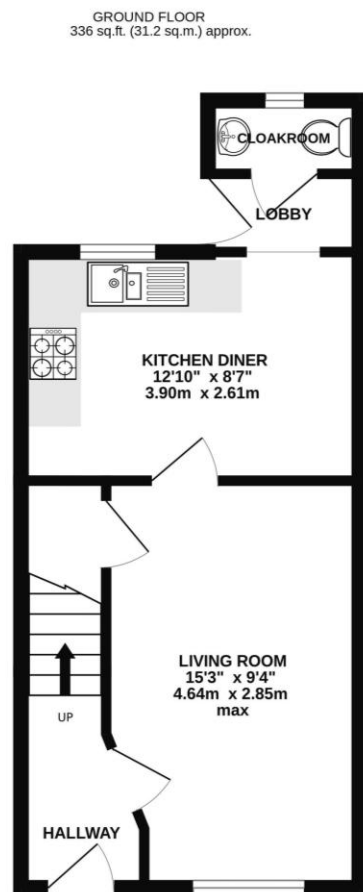
First Floor The first-floor landing provides access to both bedrooms and the bathroom. The bedrooms are similarly well-proportioned doubles, with bedroom one featuring a window to the front aspect. Bedroom two has a window to the rear aspect overlooking the garden, and a cupboard housing the hot water tank. The bathroom comprises a close-coupled WC, a pedestal wash basin with a mixer tap over, and a bath fitted with a mixer tap and shower over.

Outside The enclosed rear garden is predominantly laid to lawn, with a number of shrubs and a path leading to a gate at the far end, providing separate access. The property also benefits from a garage situated in a block to the rear, providing useful space for parking and storage. The garage also has a window.

Property Information Tenure: Freehold. Council tax band: B.

- *2 Double Bedrooms*
- *No Onward Chain*
- *Garage*
- *Enclosed Garden*
- *Convenient Location*
- *Terraced House*





TOTAL FLOOR AREA : 786 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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