

17 Albion Street, Exeter, EX4 1AZ

£230,000 Freehold

MARTIN&CO

Albion Street, St Thomas

3 Bedrooms, 1 Bathroom

£230,000

- Popular Location
- Three Bedrooms
- Low Maintenance Garden
- Close to Local Amenities & Historic Quay
- Train Station Nearby
- No onward chain!

DESCRIPTION Situated in a popular St Thomas location this three-bedroom bay fronted Victorian Terrace property is ideal for first time buyers or investors. The property comprises an entrance hall, lounge/dining room, kitchen, three first floor bedrooms, family bathroom and enclosed low maintenance garden. Offered for sale with no chain.







ENTRANCE HALL Access via part frosted UPVC front door with a part glazed door providing access to the lounge.

LOUNGE 14' 0" x 11' 10" (4.271m x 3.629m) Front aspect uPVC double glazed bay window. Electric wall mounted fireplace. Television point. Radiator. Double doors leading to the dining room.

DINING ROOM 11' 4" x 10' 5" (3.462m x 3.180m) Rear aspect uPVC double glazed window with a view over the rear garden. Staircase to the first floor landing. Under stairs storage cupboard. Thermostat control point. Radiator. Part glazed door to the kitchen.

KITCHEN 10' 2" x 7' 6" (3.111m x 2.290m) Rear aspect uPVC double glazed window with a view over the rear garden. Fitted range of eye and base level units with a stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Plumbing for washing machine. Integrated oven and hob with extractor fan above. Wall mounted boiler. uPVC part glazed door leads to the rear garden.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 10' 3" x 8' 9" (3.129m x 2.676m) Front aspect uPVC double glazed window. Fitted floor to ceiling wardrobe with hanging space and shelving. Television point. Radiator.

BEDROOM TWO 8' 5" x 8' 6" (2.579m x 2.605m) Rear aspect uPVC double glazed window. Radiator.

BEDROOM THREE 12' 9" x 4' 9" (3.895m x 1.473m) Front aspect uPVC double glazed window. Access to loft void above. Radiator.

BATHROOM Rear aspect uPVC double glazed frosted window. Four piece white suite benefitting from a panel enclosed bath, walk-in shower cubicle, low level WC, wash hand basin with mixer tap. Tiled walls. Radiator.

REAR GARDEN Private enclosed rear garden with a deck area. Further shingle area. Wooden shed.

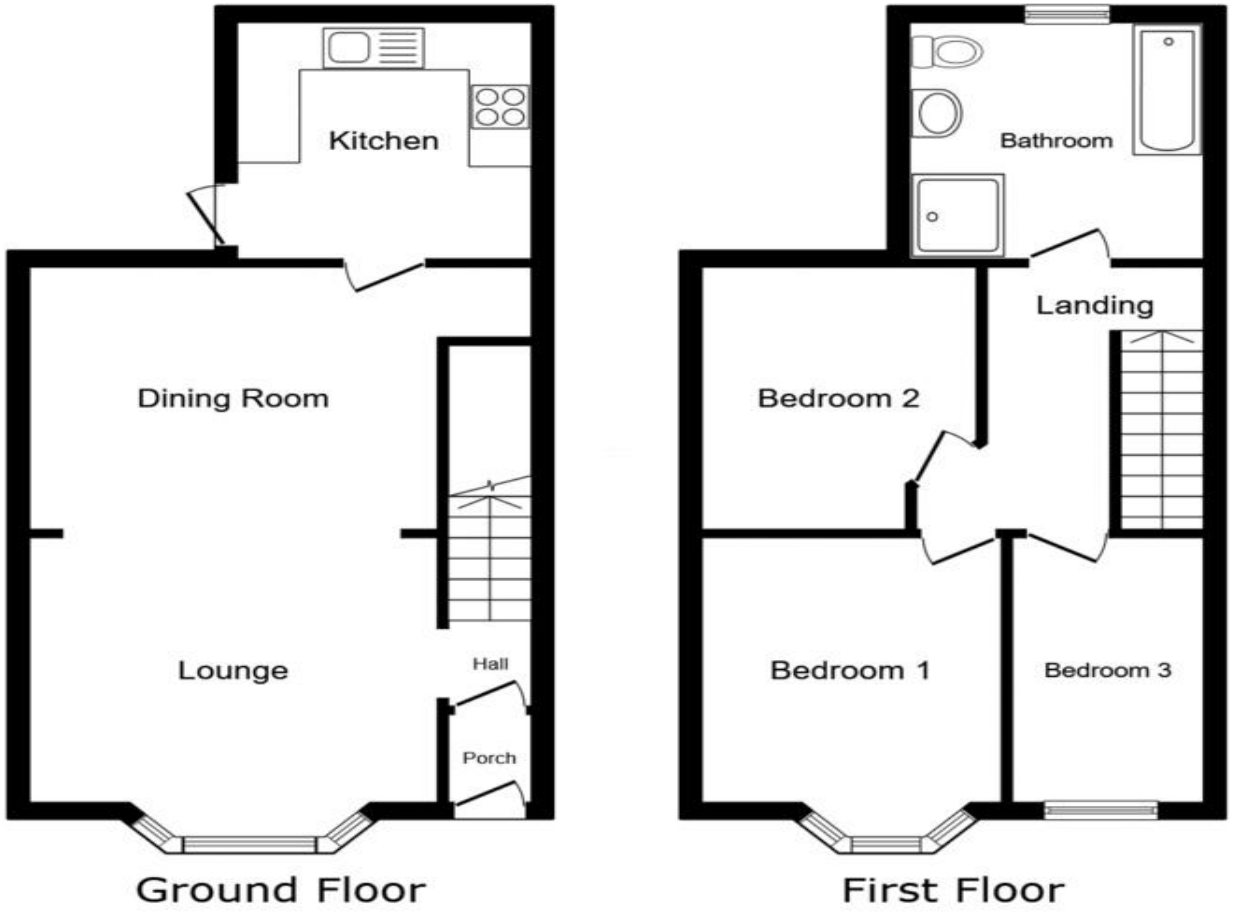












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Martin & Co Exeter
82 South Street ● ● Exeter ● EX1 1EQ
T: ● E:
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman