

12 Rosebery Road, Mount Pleasant, 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. Gas central heating. No onward chain.

Offers in the Region of £255,000 Freehold DCX02741

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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

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.



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.



Rear Garden

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



Total floor area: 88.8 sq.m. (956 sq.ft.)

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