

## 18 St. Annes Road, Mount Pleasant, Exeter, EX1 2QD



Cooksleys are pleased to offer this three-bedroom mid-terrace property located in a popular location in Mount Pleasant with easy access into the City, University and RD&E hospital. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three double bedrooms and generous bathroom. The property benefits from a low maintenance rear garden. On road permit parking. This property will be popular so please book a viewing early to avoid missing out.

**Asking Price**

**£320,000**

**Freehold**

**DCX01305**

# 18 St. Annes Road, Mount Pleasant, Exeter, EX1 2QD

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

Entrance hall accessed via uPVC part-frosted front door. Doors to lounge and dining room. Stairs to first floor landing. Radiator. Wood laminate floor.

### Lounge 13' 5" x 11' 6" (4.101m x 3.504m)

Front aspect uPVC double glazed bay window. Fire place with wooden mantle and tiled surround. Television point. Picture rail. Laminate wood floor. Radiator.



### Dining Room 12' 10" x 12' 4" (3.916m x 3.752m)

Rear aspect uPVC double glazed window. Wood laminate flooring. Under stairs storage cupboard. Picture rail. Radiator. Access to kitchen.



### Kitchen 11' 2" x 9' 1" (3.412m x 2.774m)

Side and rear aspect uPVC double glazed windows. Range of eye and base level units. Stainless Steel 1.5 sink and drainer with mixer tap. Integrated double oven and hob with extractor over. Integrated dish washer. Space and plumbing for washing machine. Further appliance space. Roll edge work surfaces. Part-tiled walls. Spot lighting. Radiator. Wood laminate flooring. Part-glazed frosted door to lean-to:



### Lean To 10' 2" x 5' 1" (3.103m x 1.551m)

Rear aspect French doors to rear garden. Head height storage.

### First Floor Landing

Doors to Bedrooms One, Three and Shower room. Turning stair case to upper floor.

### Bedroom One 15' 1" x 11' 5" (4.601m x 3.482m)

Twin front aspect uPVC double glazed windows. Feature brick fire place with wooden mantle and tiled hearth. Wood laminate flooring. Radiator.





### Bedroom Three 13' 0" x 9' 7" (3.960m x 2.928m)

Rear aspect uPVC double glazed window. Wood laminate flooring. Radiator . Dado rail.



### Bedroom Two 8' 9" x 14' 6" (2.678m x 4.419m)

Spiral staircase leading to second floor bedroom. 4.419 m is dimension into eaves. Front aspect Velux window. Twin storage cupboards into eaves. Telephone point. Wood laminate flooring.



### Bathroom 10' 11" x 8' 5" (3.340m x 2.572m)

Side and rear aspect uPVC frosted double glazed windows. Four-piece suite comprising oval bath, fully enclosed shower cubicle with Aqualisa shower, low level WC and wash hand basin with mixer tap and storage below. Part-tiled walls. Tiled flooring. Access to roof void above. Storage cupboard with wall mounted boiler with slatted shelving. Heated towel rail.



### Rear Garden

Private enclosed rear garden with decked seating area. Outside cloakroom with a low level WC and a wash hand basin. Storage shed and an outside tap.



### Parking

On road permit parking - permits on application to Exeter City Council.



