

32 Merrivale Road, St Thomas, Exeter, EX4 1PX



A spacious three bedroom semi detached property in need of full refurbishment, situated in St Thomas close to local amenities and 'good' Primary school. Accommodation comprises of entrance hall, lounge, kitchen, utility room, three first floor bedrooms, shower room, enclosed rear garden.

The property is going to sealed bids on Thursday 19th November at 11am.

Guide Price £150,000 Freehold DCX00890

32 Merrivale Road, St Thomas, Exeter, EX4 1PX

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

uPVC double glazed frosted door leads to entrance hall: doors to lounge, bathroom, access to understairs cupboard housing wall mounted boiler, further storage cupboard, picture rail, thermostat control point, turning stair case to first floor landing.

Lounge 12' 0" x 14' 0" (3.653m x 4.271m)

Front aspect uPVC double glazed window with view over front garden, gas flame effect fireplace with tiled surround and hearth, built in storage cupboards, picture rail, TV point, telephone point, radiator, access to:



Kitchen 12' 0" x 6' 0" (3.647m x 1.830m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units with stainless steel sink with single drainer, gas cooker point, further appliance space, part tiled walls, roll edge work surfaces, access through to:



Utility Room 6' 7" x 5' 11" (2.015m x 1.807m)

Side and rear aspect uPVC double glazed windows, floor mounted unit, roll edge work surfaces, part tiled walls, plumbing for washing machine, uPVC double glazed door leads to the rear garden.



Bathroom

Four piece white suite comprising fully enclose shower cubicle, low level WC, pedestal wash hand basin, floor mounted shower, rear aspect uPVC double glazed window, part tiled walls, radiator.



First Floor Landing

Side aspect uPVC frosted double glazed window, access to bedroom one, bedroom two, Bedroom three, access to loft void above.

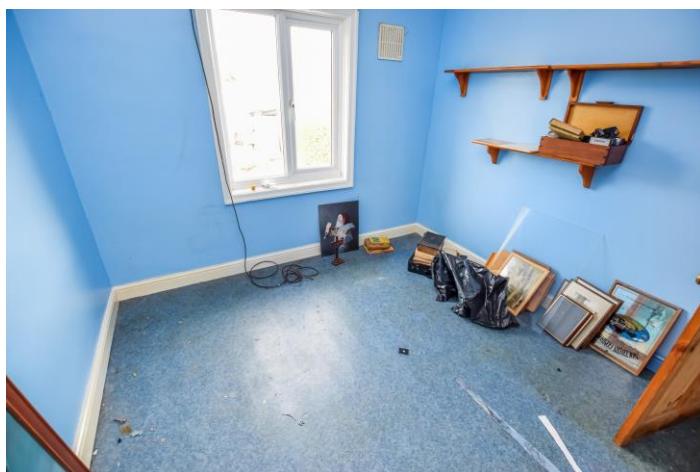
Bedroom One 18' 1" x 9' 4" (5.501m x 2.840m)

Twin front aspect uPVC double glazed windows, picture rail, telephone point, radiator.



Bedroom Two 10' 9" x 9' 3" (3.281m x 2.825m)

Rear aspect uPVC double glazed window with view over the rear garden, radiator.



Bedroom Three 8' 6" x 7' 7" (2.600m x 2.320m)

Rear aspect uPVC double glazed window.



Rear Garden

Rear garden with steps to raised area with mature trees, shrub borders, pond, wooden shed, further seating area, gated access to the side of the property leading to the front garden: mainly laid to lawn, shrub borders, pond, and pedestrian access to the front door.



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.

