



A three bedroom, mid terrace house located in Exeter, in need of modernisation with two reception rooms and an enclosed rear garden.

2 Jubilee Road | Exeter | EX1 2HU



thoroughly good property agents



PROPERTY TYPE

Mid terraced property



SIZE

1,072 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Fire place and gas fire



PARKING

Permit parking



OUTSIDE SPACE

Rear garden



EPC RATING

27 (F)



COUNCIL TAX BAND

C



### in a nutshell...

- In need of modernisation
- Light and airy throughout
- Spacious living room
- Separate dining room
- Downstairs cloakroom and shower room
- Period features
- Garden store
- Enclosed rear garden
- Permit parking



## the details...

A Victorian terraced family home in need of modernisation with three bedrooms and an enclosed rear garden in the Polsloe area of Exeter.

A wrought-iron gate leads onto a path through the enclosed front garden, which has a bed of plants and shrubs, and leads to the entrance. Inside, it is in need of total modernisation, though it has retained many period features including high ceilings with plaster coving, picture rails, and fireplaces in both reception rooms. Whilst there is no central heating, it does have double glazing and a mains gas supply.

The porch has an inset doorway and a wood effect vinyl floor which continues through an internal door into the entrance hallway, where a staircase rises to the first floor, with a handy cupboard beneath housing the gas meter.

The living room is a good size and is filled with light from a bay window to the front and has a fireplace with a tiled hearth and surround.

A sliding door from the hallway leads into a dining room which has a window to the rear and another tiled fireplace fitted with a living-flame gas fire.

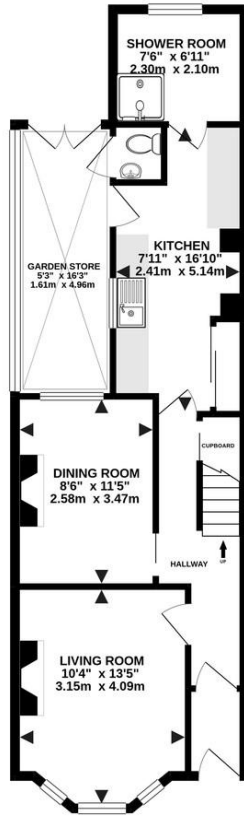
A good-sized kitchen is in a galley style with a laminate floor, granite-effect worktops with tiled splashbacks and a range of wood-effect fitted units providing plenty of cupboard space. A large built-in larder cupboard has sliding doors, there is a gap for a cooker in a former fireplace, a stainless steel sink and space with plumbing beneath the worktop for a washing machine. A door leads into a ground floor shower room which has a vinyl floor and contains a shower enclosure with natural light from a window to the rear garden. A back door opens from the kitchen into a generous sized garden store with a polycarbonate roof filling the room with light. A door gives access into a convenient ground floor cloakroom with a WC and basin, and French doors lead out into the garden.

Upstairs, the master bedroom is a spacious, carpeted double with a boarded-up fireplace and plenty of light from two windows to the front, from where there are pleasant views over rooftops and the city. There are two further bedrooms, a double, and a single with fitted wardrobes. A sliding door from the landing leads into a compact bathroom which has tiled walls and contains a bath with a shower above, a WC and a pedestal basin, and a wall-mounted multipoint gas water heater provides instant hot water on demand. The landing has a cupboard for storage and a hatch in the ceiling with a drop-down ladder providing access to the loft space where there is a light for convenience, a skylight providing natural light and boarding providing tons of additional storage space.

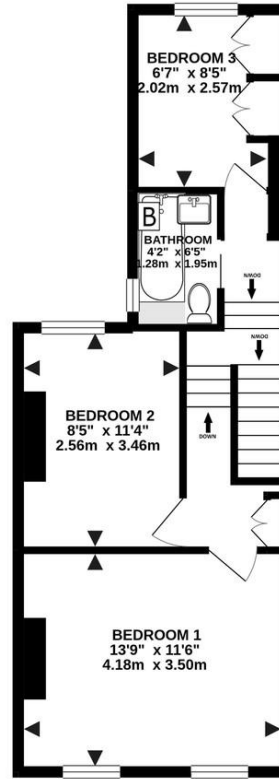
Outside, the rear garden is fully enclosed making it safe for both children and pets and west-facing it enjoys plenty of summer sunshine. There is a couple of timber sheds, a greenhouse and mature beds, some what overgrown with plants, shrubs and flowers. A gate at the rear provides an alternative access onto a service lane and parking is on-road at or near the front of the property, where a residents' permits scheme is in operation.



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq ft. (99.6 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
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## the location...

Heavitree is a historic village and parish situated formerly outside the walls of the City of Exeter in Devon, England, and is today an eastern suburb of that city. Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport. A great city.

### Shopping

Late night pint of milk: McColl's 0.5 mile

City centre: 1.5 miles

Supermarket: Waitrose 0.6 mile

### Relaxing

Beach: Exmouth 11.7 miles

Heavitree pleasure ground: 1 mile

Odeon Cinema: 0.5 mile

Exeter Golf and Country Club: 3 miles

### Travel

Bus stop: Pinhoe Road approx. 290 ft.

Train station: Polsloe Bridge: 0.5 mile

Main travel link: M5 3 miles

Airport: Exeter 5 miles

### Schools

Ladysmith Infant and Junior schools: 0.3 mile

St. Michael's Academy: 0.7 mile

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 2HU**

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## how to get there...

From Polsloe Bridge train station on Hamlin Lane, turn left on to Pinhoe Road. Take the sixth turning on the left onto Jubilee Road where you will find the property.

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