



ST. DAVIDS TERRACE, EXETER
OFFERS IN EXCESS OF £250,000





FULL DESCRIPTION We are bringing to market this 2 double bedroom, mid-terrace property in the popular cathedral city of Exeter. Ideal for **FIRST TIME BUYERS** or **INVESTORS**. The property comprises of living room, kitchen/diner, 2 double bedrooms, bathroom and charming garden. The property has tastefully retained many of the character features.

LIVING ROOM Good sized room with windows overlooking the garden and allowing light to flood the room. There is access to an under stair storage cupboard and opening to the kitchen.

KITCHEN/DINER Fully fitted kitchen with ample space for appliances and plenty of storage for kitchen essentials. The solid wood shelving and exposed beam adds character and the skylight makes the room light and airy.

BATHROOM Consisting of WC, hand wash



basin and bath with shower overhead.

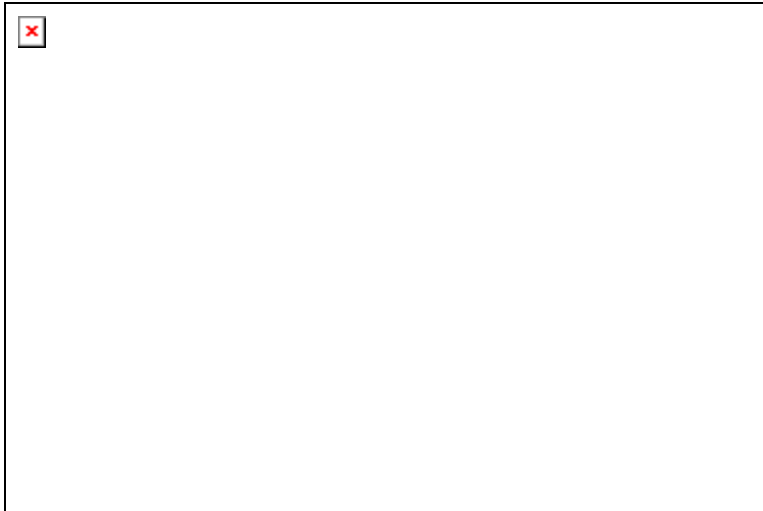
FIRST FLOOR Large double bedroom with feature fireplace and void which has been turned into a fitted wardrobe. The windows open up with a view of the garden.

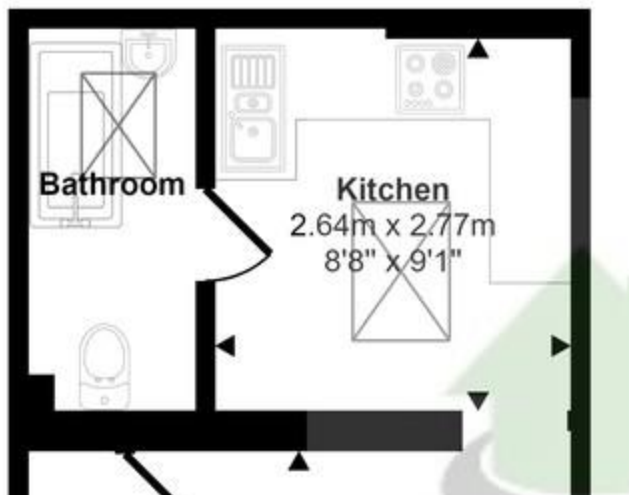
SECOND FLOOR Another large double bedroom with window and integrated shelving.

GARDEN Charming garden with mature shrubs and bushes, access to a shed and a lovely patio area perfect for al fresco dining.

AGENTS NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.





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