





Deceptively spacious two double bedroom mid terrace house, situated in a highly popular residential area of St Thomas with easy access to all amenities, train link and city of Exeter. This lovely property has two spacious reception rooms, downstair shower room, kitchen and garden room. On the first floor are two large double bedrooms, further bathroom, good size loft with potential for development, and outside to the rear is a lovely enclosed south/westerly facing level rear garden. The property would make a perfect first home or investment property with tenants in situ and currently achieving a monthly rent of £875.

Cowick Road St Thomas £250,000



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Deceptively spacious mid terrace house | Two double bedrooms | Two reception rooms | Modern fitted kitchen | Downstair shower room Further first floor bathroom | South/westerly facing rear garden | Good location with lots of amenities dose by Gas central heating and double glazed | Perfect first home or investment property

Front door to entrance lobby.

Coved ceiling. Tiled floor. Part glazed door to entrance hallway.

ENTRANCE HALLWAY

Spacious hallway with wood effect laminate flooring. Radiator. Stairs to first floor. Door to understair storage cupboard Doors to living room and dring room, and doorway to inner hallway.

12°0°x11'4' (3.66m x 3.45m) (max) Light and spacious room with tall Upvc double glazed window to front aspect Omate coving. Radiator. TV and telephone points.

11'8" x 9' 4" (3.56m x 2.84m) Further spacious room with wood effect laminate flooring. Radiator. Doorway to kitchen.

Inner hallway connecting to entrance hallway, kitchen and shower room. Wood effect laminate flooring. Door to useful large storage cupboard. Door to shower room.

8'2'x8'1'(2.49mx2.46m) Upvc double glazed window to rear aspect. White suite comprising low level w.c., pedestal hand wash basin and glass sliding door to tiled shower enclosure with mixer shower. Part filed walls. Radiator. Extractor fan. Recess spotlights. Wall mounted electric fan heater. Door to airing cupboard complete with shelving.

11'8" x 7' 1" (3.56m x 2.16m) Fitted kitchen with range of base, wall and drawer units in white finish. Roll-edge worktop with fled surround and inset stainless steel sink. Integral eye level electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fidge/freezer. Windows to rear aspect and door to lean-to/garden room.

14'5" x 6'9" (4.39m x 2.06m) Useful and sunny room with Upvc double glazed windows to rear aspect and Upvc part glazed door to garden.

STAIRS/LANDING

Stairs from entrance hallway to spacious split level first floor landing. Hatch to loft space to partly boarded loft space for additional storage and great potential for further development for additional room/s (subject to consents). Doors to bedrooms and bathroom.

14' 5" x 11' 4" (4.39m x 3.45m) Light and very spacious double bedroom with two Upvc double glazed windows to front aspect. Two radiators. Range of built in shelving/storage

11'8" x 9'4" (3.56m x 2.84m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Range of built-in shelving

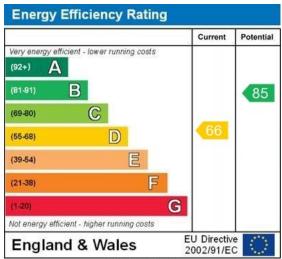
BATHR OOM
11' 2" x 8' 2" (3.4m x 2.49m) Large bathroom with Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin, bath with filed surround and mixer tap with shower head attachment and large corner filed shower endosuse with glass screen and mixer shower over. Ladderstyle radiator. Wood effect laminate flooring. Wall mounted Worcester gas boiler.

REAR GARDEN

Generous sized level rear garden with lovely south/westelly aspect comprising of; patio area leading onto a lawned garden edged with borders of mature plants and shrubs. Garden shed







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measure ments 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. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967



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