



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, downstairs 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

West of 



# Cowick Road St Thomas £250,000

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

## PROPERTY DETAILS:

### APPROACH

Front door to entrance lobby.

### 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 under stairs storage cupboard. Doors to living room and dining room, and doorway to inner hallway.

### LIVING ROOM

12' 0" x 11' 4" (3.66m x 3.45m) (max) Light and spacious room with tall Upvc double glazed window to front aspect. Ornate coving. Radiator. TV and telephone points.

### DINING ROOM

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

### INNER HALLWAY

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

### SHOWER ROOM

8' 2" x 8' 1" (2.49m x 2.46m) 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 tiled walls. Radiator. Extractor fan. Recess spotlights. Wall mounted electric fan heater. Door to airing cupboard complete with shelving.

### KITCHEN

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 tiled 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 fridge/freezer. Windows to rear aspect and door to lean-to/garden room.

### 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.

### FIRST FLOOR

#### 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 rooms (subject to consents). Doors to bedrooms and bathroom.

#### BEDROOM 1

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.

#### BEDROOM 2

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.

#### BATHROOM

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 tiled surround and mixer tap with shower head attachment and large corner tiled shower enclosure with glass screen and mixer shower over. Ladder style radiator. Wood effect laminate flooring. Wall mounted Worcester gas boiler.

### OUTSIDE

#### REAR GARDEN

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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