







## Property Description

*This charming three-bedroom terraced house in St Thomas, Exeter, offers a perfect blend of modern living and convenience. Ideally situated within close proximity to local shops, train stations, green spaces, and reputable schools, this property is perfect for families and commuters alike. Step inside to discover a beautifully designed modern interior featuring spacious living areas, contemporary finishes, and an abundance of natural light. The well-appointed kitchen is perfect for culinary enthusiasts, while the private outdoor space provides a serene retreat for relaxation. With its prime location and stylish interiors, this home is a fantastic opportunity for those seeking a vibrant community atmosphere in Exeter.*

## Entrance Hall

Wall mounted radiator.

## Downstairs WC

Double glazed obscured rear aspect window, low level toilet, wash hand basin.

## Living Room

10' 8" x 10' 3" into bay ( 3.25m x 3.12m into bay )

Double glazed front aspect bay window, fireplace with gas fire, wall mounted radiator.

## Dining Room

10' 2" x 10' 1" ( 3.10m x 3.07m )

Double glazed rear aspect window, built-in storage, under stairs storage, wall mounted radiator.

## Kitchen

11' 1" x 9' 1" ( 3.38m x 2.77m )

Double glazed rear aspect window, wall and base units, work surfaces, stainless steel sink unit, electric oven, gas hob with extractor over, built-in fridge freezer and dish washer.

## Bedroom 1

13' 2" x 10' 3" into bay ( 4.01m x 3.12m into bay )

Double glazed front aspect bay window, built-in wardrobes, wall mounted radiator.

## Bedroom 2

10' 3" x 7' 5" ( 3.12m x 2.26m )

Double glazed rear aspect window, built-in wardrobes, wall mounted radiator.

## Bedroom 3

7' 3" x 6' 8" into bay ( 2.21m x 2.03m into bay )

Double glazed rear aspect square bay window, built-in wardrobes.

## Bathroom

6' 7" x 5' 9" ( 2.01m x 1.75m )

Double glazed obscured side aspect window, bath, mains shower, low level toilet, wash hand basin, heated towel rail.

## Rear Garden

Decking, lawn, outside tap, rear access.















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8-9 South Street  
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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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