



This superb 2 bedroom mid terraced property with courtyard garden has been renovated throughout by the current owner to offer a stylish home in an excellent location close to St Thomas shops and a short walk from St Thomas Train Station. Externally, the property has a brand new slate tile roof and guttering as well as newly replaced front and back doors. An excellent first time buy or investment opportunity.

Cecil Road

St Thomas, Exeter Offers In Excess Of £250,000

East of **EXE**

Cecil Road St Thomas, Exeter Offers In Excess Of £250,000

2 Bedrooms | Renovated Throughout | New Kitchen | New Bathroom | Courtyard Garden | Stylishly Presented | Close to St Thomas Shops | Close to Train Station

APPROACH

Composite front door to living/dining room.

LIVING/DINING ROOM

Light and spacious living/dining room with two Upvc double glazed windows to front aspect, stairs to first floor, two radiators, TV and telephone points. Alcove with fitted shelving and built-in cupboard, doors to two understair storage cupboards, doorway to inner hallway.

INNER HALLWAY

Tiled floor, part glazed door to rear lobby, doorway to kitchen.

KITCHEN

Upvc double glazed window to rear aspect with outlook over the courtyard garden. Modern fitted kitchen with range of base units in charcoal grey finish, worktop with tiled surround and inset stainless steel sink. Space for slot in electric cooker, space for freestanding fridge/freezer, space and plumbing for washing machine. Matching tiled floor, radiator, wall mounted gas boiler, fitted shelving.

REAR LOBBY

Matching tiled floor, coat hanging space, fully glazed composite door to garden, door to bathroom.

BATHROOM

Upvc double glazed window to rear aspect with obscure glass, modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower with fixed shower head and glass screen. Matching tiled floor, radiator, extractor fan.

STAIRS/LANDING

Stairs from living/dining room to small first floor landing with Upvc double glazed window to rear aspect. Doors to bedrooms.

BEDROOM 1

Light and spacious double bedroom with Upvc double glazed window to front aspect, stripped wood floor, radiator.

BEDROOM 2

Further spacious bedroom with Upvc double glazed window to front aspect, wood effect laminate floor, radiator, hatch to loft space. Alcove fitted with shelving and hanging rail.

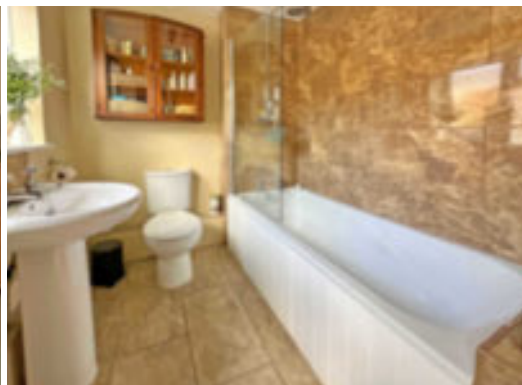
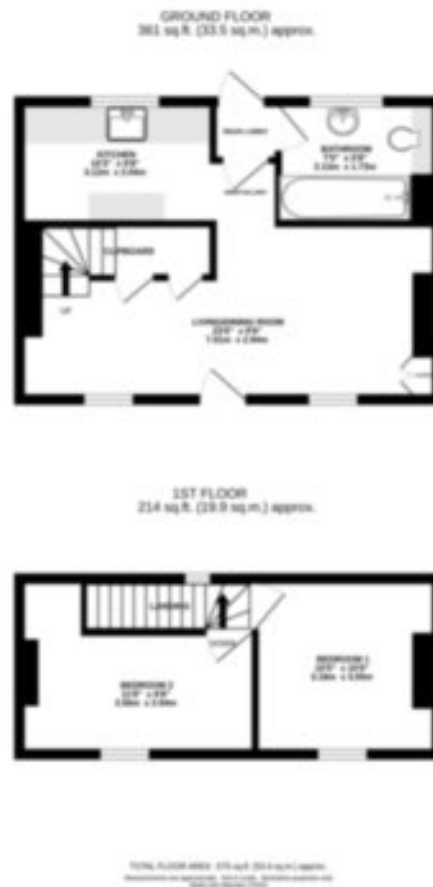
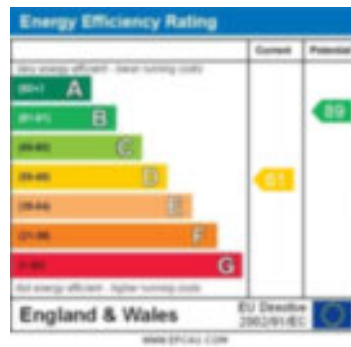
OUTSIDE

REAR GARDEN

Attractive enclosed courtyard garden laid to paving with space for seating area and storage.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: B - Exeter City Council



EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.