



SOUTHGATE

ESTATES



97 Cowick Street,

Exeter, Devon, EX4 1JF

£1,180 per calendar month



Terraced Cottage, 3 Double Bedrooms, Off-Road Parking Space, Enclosed Rear Garden, Part Furnished, Convenient Location

- Council Tax Band B • No Pets • No Smokers • Ideal for Professionals • Minimum 6 Month Let • Subject to Referencing and Affordability Checks • A Holding Deposit of one week's rent will be requested to reserve the property • A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>

This 3 double bedroom character cottage is situated in the popular area of St Thomas. The property benefits from an off-road parking space and a good-sized enclosed garden, with some allocated storage space. Internally, the accommodation briefly consists of an entrance vestibule and hallway, with doors to the spacious living room and dining room, which has an archway to the kitchen and shower room. There is also a multi-functional lobby area with stairs to the first floor and a large under-stairs cupboard. Upstairs, across two floors, are the three double bedrooms and a further shower room. Benefiting from underfloor heating in the kitchen and shower room, as well as a built-in stereo sound system in the kitchen area, this property is the perfect example of mixing the old with the new.

The property enjoys a variety of nearby amenities, including local shops, schools, supermarkets, a GP surgery, park and train station. There are also good bus links into Exeter City Centre and access to the A30 and M5 motorway.





Entrance Vestibule & Hallway The front door opens to the entrance vestibule which includes wooden floorboards and a further door to the hallway which incorporates a radiator, tiled flooring, panelled walls and a built-in storage cupboard. Access is provided to the living room and dining room and an archway opens to a study area where stairs lead to the first floor landing offering a large built-in storage cupboard below. There are also two windows to the dining room and further storage.

Living Room 12' 2" x 10' 2" (3.73m x 3.11m) A well-proportioned reception room featuring a decorative cast-iron fireplace with a built-in storage cupboard into the alcove, flagstone flooring, dado rails, a radiator and a uPVC double glazed window to the front aspect.

Dining Room 10' 6" x 9' 11" (3.22m x 3.03m) A further reception room benefitting from a decorative fireplace with built-in storage into the alcoves, wooden floorboards, dado and picture rails and an archway leading to the kitchen.

Kitchen 12' 11" x 8' 4" (3.94m x 2.53m) plus recess Containing a range of matching wall and base units with solid wood worktops, a matching upstand and a ceramic double sink and drainer with a mixer tap over. Integrated appliances include an eye-level oven with a separate electric hob and extractor hood, a dishwasher, washing machine and space is provided for a tall fridge freezer. The Worcester boiler is located here and there is also tiled flooring, a skylight, a fold-away table, a double glazed window to the rear aspect and doors to the shower room and garden.



Bedroom 1 14' 1" x 10' 8" (4.30m x 3.25m) plus storage A well-proportioned double bedroom featuring a decorative cast-iron fireplace, a built-in storage cupboard, a radiator and a uPVC double glazed window to the front aspect.

Bedroom 2 10' 10" x 9' 1" (3.31m x 2.76m) min The second double bedroom also benefits from a decorative cast-iron fireplace with space into the alcoves for storage, a radiator and a uPVC double glazed window to the rear aspect.

Shower Room 11' 11" x 3' 3" (3.64m x 0.99m) Consisting of a close-coupled WC, a pedestal wash basin with a mixer tap over and a walk in shower. Additionally there is mosaic tiled flooring and part-tiled walls, a heated towel rail, an extractor fan and an obscured uPVC double glazed window to the rear aspect.

Shower Room 7' 6" x 3' 3" (2.28m x 0.99m) A convenient downstairs shower room comprising a pedestal wash basin, a close-coupled WC and shower cubicle with Mira shower over and a tiled surround. There is also an extractor fan, tiled flooring and panelled walls.

Stairs & Landing Stairs rise to the first floor landing which provides access to two of the bedrooms and the shower room, a built-in storage cupboard and a further set of stairs to the second floor where the third bedroom is located and an obscured window faces the side aspect.

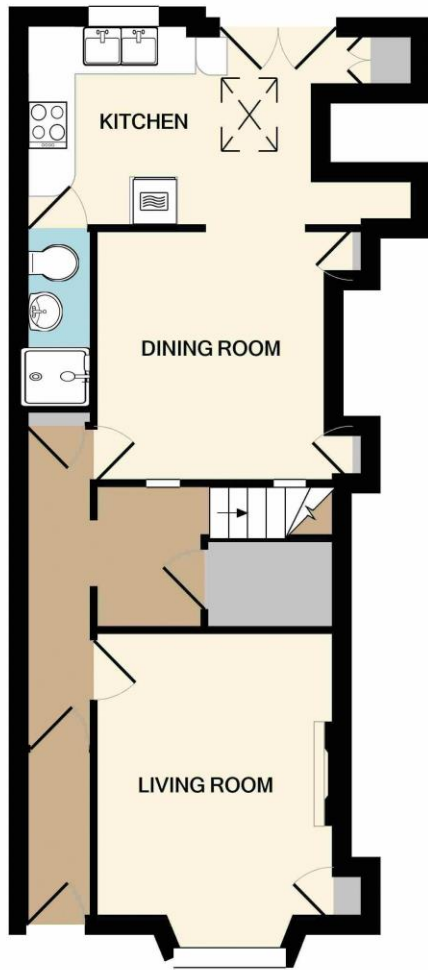




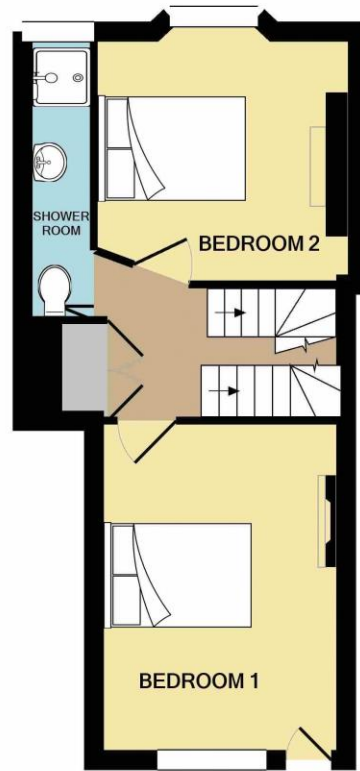
Bedroom 3 13' 3" extending to 18' 3" x 8' 6" (4.03m x 2.58m) Stairs lead to the third double bedroom which is complemented by exposed beams, wooden floorboards, a radiator and storage into the eaves. A uPVC double glazed window faces the rear aspect.

Garden Doors lead out to the rear garden which is mainly laid to patio offering a low-maintenance outside space. There are also a variety of shrubs and trees, along with a garden shed and a gate to the rear leading to the parking space.

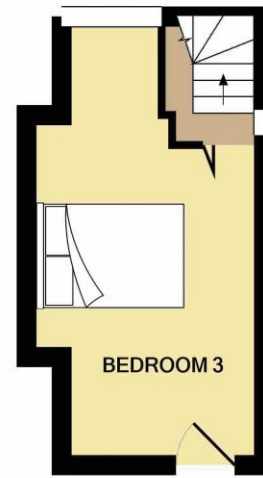
Parking Space The property benefits from an off-road parking space to the rear.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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