



A superb example of a traditional Victorian terraced house radiating lots of character and ideally situated in the highly sought-after residential area of St Thomas. The property is within easy reach of a wide range of local amenities, schools, and transport links including a local rail link. The spacious accommodation comprises a large living room leading through to a generous dining area, with a door opening to a modern fitted kitchen and useful lean-to utility space. To the first floor are two well-proportioned double bedrooms and a large family bathroom. Outside, the property enjoys an enclosed, level courtyard garden with gated rear access. Chain Free

Powderham Road
Exeter £280,000

West of 

Powderham Road Exeter £280,000

Charming traditional Victorian terraced house | Two generous sized double bedrooms | Situated in the highly sought-after St Thomas residential area | Spacious living room and dining room | Modern fitted kitchen with adjoining lean-to utility space | Large family bathroom | Enclosed level courtyard garden with gated rear access | Radiating period character throughout | Conveniently located for Cowick Street and its abundance of amenities | Easy access to Exeter city centre, major road networks and local train link.

PROPERTY DETAILS:

APPROACH

Upvc part glazed front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby area with wonderful ornate tiled floor and part glazed door to entrance hallway.

ENTRANCE HALLWAY

Traditional entrance hallway with stairs to first floor. Radiator. Door to dining room.

LIVING ROOM

11'8" x 10'2" (3.56m x 3.1m) (plus bay window) Wonderful bright room with Upvc double glazed feature bay window to front aspect. Radiator. Feature fireplace with ornate wood mantle, polished granite inset and hearth with ornate coal effect fire. TV and telephone points. Wall lighting. Large opening through to the dining room.

DINING ROOM

12'5" x 10'9" (3.78m x 3.28m) (max) Spacious room with Upvc double glazed french doors to the adjoining utility/lean-to. Wall lighting. Door to kitchen.

KITCHEN

9'6" x 8'5" (2.9m x 2.57m) Light and spacious kitchen with Upvc double glazed windows to side and rear aspect with outlook over the garden. Range of fitted Shaker Style base and wall units in a wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral double electric oven and gas hob with cooker hood over. Space and plumbing for washing machine. Door to deep under stair storage cupboard. Further door to useful pantry cupboard complete with shelving and window to rear. Upvc part glazed door to the lean-to/utility room.

LEAN-TO/UTILITY

7'3" x 5'4" (2.21m x 1.63m) Useful space offering a multitude of uses with tiled floor and stable style door to rear garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to a split level landing with doors leading to bedrooms and bathroom. Hatch to loft space.

BEDROOM 1

13'0" x 10'4" (3.96m x 3.15m) (plus bay window and wardrobes) Beautifully spacious master bedroom with feature Upvc double glazed bay window to front aspect and polished wood floor. Range of built-in wardrobes and cupboards. Radiator. TV point.

BEDROOM 2

10'9" x 8'0" (3.28m x 2.44m) (plus wardrobes) Further spacious double bedroom with tall Upvc double glazed window to rear aspect. Radiator. Doors to built-in wardrobes.

BATHROOM

9'3" x 8'6" (2.82m x 2.59m) Generous sized bathroom with tall Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising: low level w.c., hand wash basin set in vanity unit with drawers under and P-shape bath with tiled surround, glass screen and electric shower. Recess spotlights. Radiator. Wall cupboard housing gas combi boiler.

OUTSIDE

FRONT

Small front garden area enclosed by wall with gate and path to front entrance.

REAR GARDEN

Enclosed low maintenance courtyard style garden laid to paving with raised beds. Fitted garden shed. Gate offering access to rear alleyway.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold.

Council Tax Band: B

Council: Exeter City Council

Parking: On street parking

Garden: Enclosed courtyard style garden

Electricity: Mains

Gas: Mains

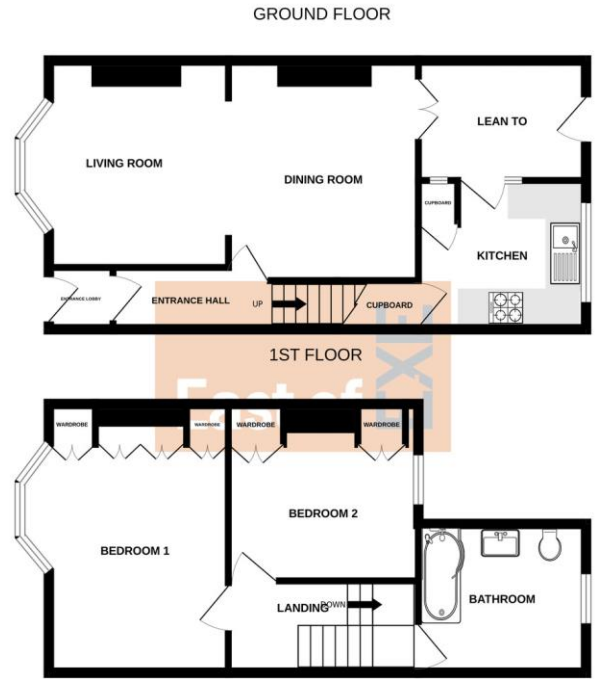
Heating: Gas central heating

Water Supply: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 6 Mbps and the Highest available upload speed is 0.7 Mbps. Faster speeds are available at a cost.

Mobile Signal: Various networks are available including EE and Vodafone

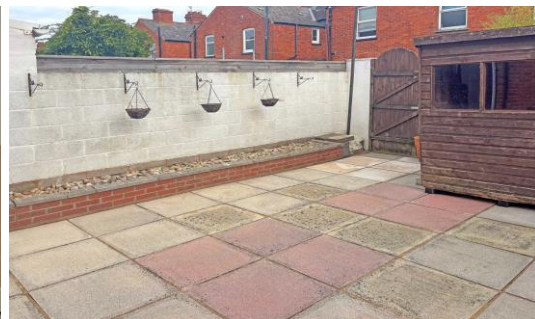
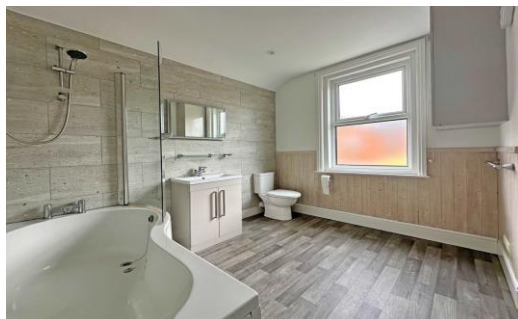


Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreapp (2020)

Energy Efficiency Rating

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

WWW.EPC4U.COM



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.