

25 Courtenay Road, St Thomas, Exeter, EX2 8JX



Rarely available three bedroom terraced property situated in a popular St Thomas location close to local amenities and within easy access of the City centre. The accommodation comprises of entrance hall, living room, kitchen, dining room, bathroom, three first floor bedrooms and private enclosed rear garden. In need of some updating and offered with no onward chain.

Offers in the Region of £200,000 Freehold DCX02161

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part glazed front door with part glazed inner doorway and doors to dining room, kitchen. Under stairs storage cupboard. Wood effect laminate flooring.

Dining Room 11' 2" x 9' 9" (3.40m x 2.96m)

Rear aspect uPVC French doors lead to the rear garden. Radiator. Opening through to



Lounge 10' 5" x 11' 8" (3.17m x 3.56m)

Front aspect uPVC double glazed window. Gas flame effect fireplace. TV point. Telephone point. Radiator.



Kitchen 10' 0" x 7' 2" (3.04m x 2.18m)

Side aspect uPVC double glazed window. Fitted range of base and eye level units with stainless steel one and a half bowl sink and drainer with mixer tap. Roll edge work surfaces. Part tiled walls. Gas cooker point. Wall mounted boiler. Plumbing for washing machine and further appliance space. Door to porch and



Bathroom

With side aspect frosted uPVC double glazed window. Three piece white comprising panel enclosed bath with wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.



Rear Porch

Leading to the rear garden.

First Floor Landing

With doors to bedrooms and loft access hatch.

Bedroom One 15' 3" x 10' 4" (4.64m x 3.16m)

Front aspect uPVC double glazed window. Covered ceiling. Radiator.



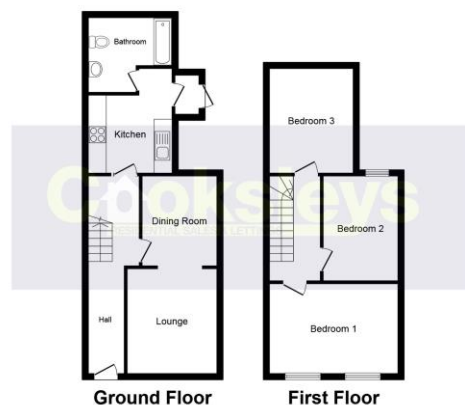
Garden

Private enclosed rear garden with seating area and gated rear access.



Bedroom Two 11' 4" x 9' 9" (3.46m x 2.98m)

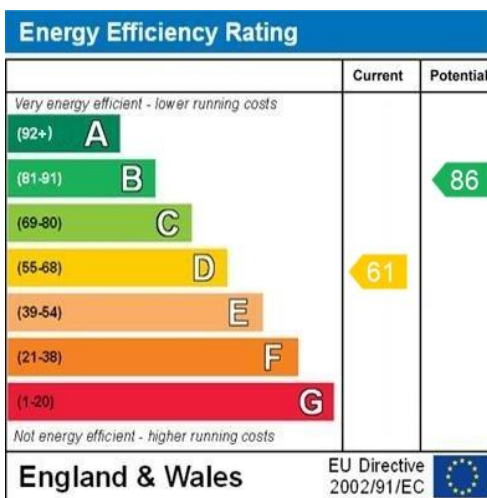
Rear aspect uPVC double glazed window. Radiator.



Total floor area 82.8 m² (891 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Bedroom Three 9' 7" x 6' 10" (2.93m x 2.09m)

Rear aspect uPVC double glazed window. Covered ceiling. Radiator.



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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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