

2 Clinton Street, St Thomas, Exeter, EX4 1AX



A recently refurbished three double bedroom bay fronted terraced property situated in a prime St Thomas location with easy access to the City Centre and local amenities. This spacious accommodation comprises of: entrance hall, dining room, living room, modern kitchen, re-fitted four piece bathroom suite, three double bedrooms, fully enclosed low maintenance rear garden. No onward chain.

Offers in the Region of £285,000 Freehold DCX02339

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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 frosted uPVC front door with part glazed inner doorway. Door through to the dining room, stairs to first floor landing, wood effect flooring and radiator.

Dining Room 11' 6" x 10' 3" (3.517m x 3.127m)

Rear aspect uPVC double glazed window with view over the rear garden. Television point, understairs storage cupboard, door through to the kitchen, opening into the lounge.



Lounge 12' 3" x 10' 10" (3.736m x 3.306m)

Front aspect uPVC double glazed bay window. Gas flame effect fire place with wooden mantle and marble half. Picture rail, radiator.



Kitchen 8' 1" x 7' 10" (2.467m x 2.377m)

Side aspect uPVC double glazed window. Recently refitted modern suite comprising of a range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge marble effect surfaces, gas cooker, dishwasher, further appliance space. Tiled flooring and opening through to inner hallway.



Inner Hallway

uPVC part glazed door leads to the rear garden and door through to the bathroom.



Bathroom

Beautifully fitted four piece suite with side aspect uPVC frosted double glazed window. Panel enclosed bath with mix tap and hand held shower above, fully enclosed shower cubicle with rain water shower, low level WC, wash hand basin with mix tap, tiled flooring, part tiled walls. extractor fan, radiator.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three, access to loft void above.

Bedroom One 14' 2" x 10' 2" (4.322m x 3.100m)

Twin front aspect uPVC double glazed windows, picture rail, radiator.



Bedroom Two 10' 3" x 8' 8" (3.115m x 2.642m)

Rear aspect uPVC double glazed window. Picture rail, radiator.



Bedroom Three 11' 5" x 7' 11" (3.473m x 2.424m)

Rear aspect uPVC double glazed window. Storage cupboard with wall mounted boiler and shelving, picture rail, radiator.



Rear Garden

Private enclosed rear garden with paved seating area and further shingle area with shrub inserts, gated rear access.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

2 Clonsilla Street E2 7JH E2 7JH	Energy rating D	Valid until 31 May 2033
	Certificate number 0360-2182-4285-8927-8601	

Property type: Mid-terrace house
Total floor area: 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlord-property-energy-efficiency-requirements>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve the energy efficiency of your property](https://www.gov.uk/guidance/landlord-property-energy-efficiency)

Score	Energy rating	Current	Potential
92+	A+		
81-91	A		
69-80	B		83 B
55-68	C		
39-54	D	62 D	
21-38	E		
1-20	F		
	G		

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificates/0360-2182-4285-8927-8601>