

## 6 Princes Square, St Thomas, Exeter, EX2 9AN



A stunning six bedroom semi-detached period property situated in one of the premier locations in St Thomas. Benefiting from well proportioned accommodation stretching over three floors, with many rooms retaining period features with original door sets, architraves, skirtings and plaster cornices all contributing to the character of the property. Accommodation comprises an enclosed front porch, impressive entrance hall, cloakroom, lounge, open-plan dining room, kitchen and family living area, master bedroom with en-suite, family bathroom, five further bedrooms and upstairs cloakroom. Gas-fired central heating. Outside a side access leads to gated and fully enclosed L-shaped rear gardens, mainly laid to lawn with mature trees and shrubs.

**Offers in the Region of £750,000    Freehold    DCX02307**

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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 original solid wood front door, side aspect sash window. Half glazed frosted door leads through to main hallway

### Inner Hallway

Doors to the lounge, dining and family living area, cloakroom and understairs storage cupboard. The original c1865 dog-leg winder staircase to first floor landing. Plaster cornices, built-in shelving and radiator. The original Victorian patterned encaustic tiled floor remains in situ under the hall carpet.



### Lounge 14' 5" max x 14' 4" max (4.39m x 4.37m)

Front aspect sash bay window retaining original shutter boxes and part shutters. Gas flame effect open fire in original painted wood and tiled fire surround and mantel. Fitted library shelving, original cornices and radiator.



### Cloakroom

Front aspect sash window to porch. Low level concealed cistern WC, wash hand basin mantle.

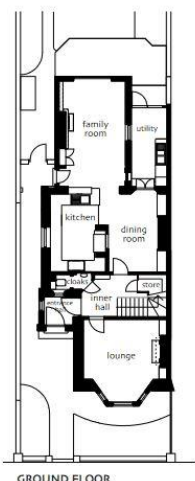
### Dining Room 14' 4" max x 10' 1" max (4.37m x 3.07m)

Rear aspect glazed french doors lead through to the utility room. Built in dresser storage units and shelves, seating area, plaster cornices, radiator and open-plan link to kitchen and family room.



### Kitchen 14' 6" max x 9' 6" max (4.42m x 2.89m)

Side aspect lower sash frosted window. Fitted range of eye and base level units with stainless steel inset sink with mixer tap and single drainer. Roll edge work surfaces, mosaic tiled splashbacks. Electric and gas points for cooker, plumbed-in space for dishwasher and further recessed appliance space for american-style fridge freezer, spotlighting and opening through to the family room with garden views from the kitchen area.



Total internal Floor Area  
approx 2335 square feet  
217 square metres

**Family Room 18' 7" x 10' 4" (5.66m x 3.15m)**

Rear aspect double glazed patio doors leading out to the decking and rear garden, side aspect window, enclosed gas flame effect wall mounted fire place with tiled surround, marble hearth and wide mantel shelf, built in cupboards and shelving including boiler and linen cupboards, radiator. Half glazed door leads to the side of the property forward of the garden gate.



**Utility Room 13' 7" x 6' 2" (4.14m x 1.88m)**

South aspect double glazed doors lead to the rear garden. Double skin translucent plastic sheeted roof, inset stainless steel double sinks with mixer tap and single drainer, roll edge solid wood work surfaces, plumbed in space for washing machine, tiled flooring.

**First Floor Landing**

With doors to bedroom one, bedroom two, bedroom five and family bathroom. Original plaster cornices. Radiator.

**Bedroom One 14' 8" max x 14' 4" max (4.47m x 4.37m)**

Front aspect sash bay window with views over the square. Original marble and tiled fire surround and hearth and mantelshelf. Original plaster cornices, built-in wardrobe storage cupboards and radiator. Door through to en-suite shower room.



**En-Suite**

Front and side aspect part frosted sash windows. Three piece suite comprising of fully enclosed panelled shower cubicle with glazed bi-fold door screen and mains pressure thermostatic shower. Low level WC, semi-countertop wash hand basin with storage units below, linen cupboard and range of further full height built-in storage cupboards, original cornices and heated towel rail radiator.

**Bedroom Two 13' 6" x 11' 4" max (4.11m x 3.45m)**

South garden aspect uPVC double glazed window, long wall of full height built-in storage cupboards and shelving, radiator.

**Bedroom Five 10' 7" max x 10' 1" max (3.22m x 3.07m)**

Side aspect sash window, recessed high level storage space with sliding doors, built-in wardrobes, original cornices, radiator.



**Family Bathroom 14' 0" x 6' 0" max (4.26m x 1.83m)**

South aspect sash window, four piece suite comprising of inset bath with mixer taps, tiled surround with panelled splashbacks, enclosed fully panelled shower cubicle with glazed bi-fold door screen and mains pressure thermostatic shower. Low level WC, semi-countertop wash hand basin with mixer tap and storage below, original cornices and heated towel rail radiator.



**Second floor landing**

Original dog-leg winder staircase to upper landing with high level Velux roof lantern window above. Doors to bedroom three, bedroom four and bedroom six and cloakroom.

**Bedroom Three 13' 9" x 9' 10" (4.19m x 2.99m)**

South aspect dormer sash window, full height built-in wardrobes with hanging space and shelving and radiator.



**Bedroom Four 14' 8" max x 11' 8" (4.47m x 3.55m)**

Twin front aspect sash windows looking over the Square with views of the old city and cathedral to the North. Ceiling access trap with integral fold-down loft ladder to floored loft storage space above. Split level raised flooring area. The room is currently fitted out with glazed display cases and storage cupboards. Spotlighting, radiator.



**Bedroom Six 13' 9" x 9' 10" max (4.19m x 2.99m)**

Side aspect sash window. Original built-in cupboard in chimney breast recess, radiator. Ceiling access trap to insulated main roof voids above. The room is presently fitted out with timber racking and shelves as a storage room.

**Cloakroom**

Low level WC, wash hand basin with tiled splashback and storage cupboard.

**Rear Gardens extending 69 ft (21.0 metres) to the South**

Fully enclosed South Facing rear garden bounded by the original Victorian brick garden walls on all sides. Decked area accessed from family room patio doors leads to lawn with borders and paved path. Beyond the main lawn there is a raised timber framed Play House 7' 2" x 5' 1" internally (2.2m x 1.55m) and beyond that again a dilapidated garden Shed as the L-shaped part of the gardens turns and extends 65' 6ft (19.98 metres) to the East with small wild ponds, a Greenhouse, a further small shaded lawn and planting areas with mature trees leading to an informal raised seating deck. At the eastern end of the garden an old pathway leads to a rendered brick and block built Workshop 17' 1" x 7' 9" internally (5.2m x 2.42m) with half glazed door, West window to garden aspect, and with mains power and light.



**Front of the property**

Enclosed garden with low walls and hedges to pavement with iron entry gate and planting areas. Side access path leading to garden gate beyond side access to family room. Original Victorian garden walls to boundary with 5 Princes Square.

**Services**

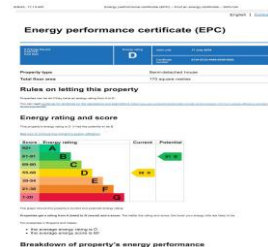
Mains Electric, Gas, Water, Drainage.  
Gas cooker point. 2 living flame gas fires in Library Lounge and Family Room Central Heating and hot water : Modern instantaneous gas fired condensing boiler with balanced flue. Radiators with thermostatic valves. Dual power heated towel rail radiators to Family Bathroom and en-suite. Mains pressure showers with thermostatic valves.

**Owners comments**

We acquired the property in 2005 and general refurbishments and re-ordering, fitting out and internal redecoration were carried out in that year, following on from some modernisation carried out by previous owners some time before.

When we acquired the property the original c1865 roofs remained and the pitched roofs were unfelted. In 2015 all pitched roofs were stripped and felted with modern materials, and re-roofed using the original mix of high quality Delabole and Welsh natural slates. At the same all the original Victorian leadwork associated with the roof was replaced in new lead in line with modern good practice and model specifications, including the flat valley sections accessible via the second floor Velux roof window which replaced the original Victorian laylight.

The original lead flat roof to the Entrance Porch was also replaced with a modern composite sheet system with a longer design life than roofing felt. While the property was scaffolded for roofing work the house was redecorated externally, including windows.



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.  
 Cooksleys 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.