

2 Churchill Road, St Thomas, Exeter, EX2 9BU



A three bedroom end of terrace house located in the St. Thomas area of Exeter. The home has a dining area and is a great first time buy or but to let property. Outside there is a courtyard garden. The property is being offered with no chain. The accommodation comprises:- Dining area, inner hallway, kitchen, lounge, first floor landing, 3 bedrooms and bathroom/WC.

Offers in the Region of £200,000 Freehold DCX02736

2, Churchill Road, , Exeter, EX2 9BU

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:

Dining Area 14' 6" x 9' 2" (4.42m x 2.79m)

Double glazed side aspect window, door to side, double glazed obscured door to rear, spotlights, built-in cupboard with hanging space and shelving.



Inner Hallway

Under stairs cupboard

Kitchen 10' 2" x 7' 2" (3.10m x 2.18m)

Double glazed side aspect window, wall and base units, work surfaces, tiling, stainless steel sink unit, electric oven, gas hob with extractor over, boiler.



Lounge 10' 3" x 14' 1" (3.12m x 4.29m)

Double glazed front aspect bay window, wall mounted radiator.



First Floor Landing

Built-in cupboard, further built-in cupboard with shelving, loft access.

Bedroom One 14' 2" x 10' 4" (4.32m x 3.15m)

Double glazed front aspect bay window, wall mounted radiator.



Bedroom Two 10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed side aspect window, wall mounted radiator.



Bedroom Three 9' 2" x 5' 10" (2.79m x 1.78m)

Double glazed side aspect window, wall mounted radiator.



Family Bathroom

Double glazed obscured rear aspect window, bath, shower cubicle with mains shower, low level toilet, wash hand basin, heated towel rail, tiling.



Rear Garden

Patio garden with tap, all enclosed by walls and fencing.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. The details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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.

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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, Churchill Road EXETER EX2 9BU	Energy rating C	Valid until:	3 October 2028
		Certificate number:	9669-2807-7302-9608-7615

Property type End-terrace house

Total floor area 86 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)