

## 23 St. Sidwells Avenue, Exeter, EX4 6QW



An immaculately presented two-bedroom residence, positioned on a quiet no-through road in a highly sought-after central location, just a short walk from the City Centre. The property has been meticulously maintained and offers stylish accommodation that seamlessly blends contemporary living with retained period character. The ground floor comprises a welcoming entrance hall, an elegant bay-fronted sitting room and a superb open-plan kitchen and dining area, that leads into a delightful garden room extension. This versatile space is ideal for entertaining, dining, or just simple everyday living. On the first floor are two well-proportioned bedrooms and a beautifully appointed bathroom featuring a luxurious four-piece suite. Externally, the property benefits from a fully enclosed rear garden, thoughtfully designed with artificial lawn for ease of maintenance. Enjoying a sunny southerly aspect, the garden offers a high degree of privacy and an inviting outdoor retreat. On-street parking is available via a residents' permit scheme.

**Offers in the Region of £280,000   Freehold   DCX02916**

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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 uPVC part frosted front door, door to the lounge opening to the open plan kitchen/breakfast room, turning staircase to the first floor landing, wood effect flooring, radiator



### Lounge 12' 9" x 10' 4" (3.874m x 3.151m)

Front aspect uPVC double glazed bay window, feature fireplace with slate hearth, television point, radiator



### Kitchen/Breakfast Room 15' 4" x 10' 8" (4.677m x 3.261m)

Rear aspect uPVC double glazed window, understairs storage cupboard, feature fireplace, storage cupboards with shelving, fitted range of eye and base level units with Belfast style sink with mixed tap, solid wood work surfaces, integrated oven and hob with extractor fan above, integrated dishwasher, part tiled flooring, further appliance space, radiator, uPVC double glazed door leading to the garden room.



### Garden Room 17' 7" x 8' 5" (5.353m x 2.575m)

Rear aspect uPVC double glazed windows, uPVC double glazed sliding doors leading to rear garden, tiled flooring, solid wood work surface, plumbing for washing machine below, further storage cupboards, concealed wall mounted boiler



### First Floor Landing

Doors to bedroom one, bedroom two, bathroom, access to the loft above

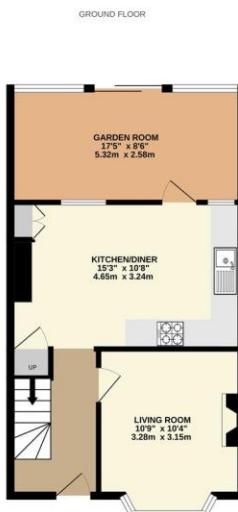
**Bedroom One 15' 4" x 12' 5" (4.669m x 3.778m)**  
Front aspect uPVC double glazed bay window, feature fireplace, storage cupboard, radiator.



**Rear Garden**  
Private enclosed rear garden, with deck seating area, astro turf



**Bedroom Two 11' 4" x 9' 1" (3.464m x 2.773m)**  
Rear aspect uPVC double glazed window with a view of the rear garden, feature fireplace, radiator



**Bathroom**  
Rear aspect frosted uPVC double glazed window, four piece suite comprising panel enclosed bath, walk in shower cubicle, low level WC, wash hand basin, part tiled walls, extractor fan, radiator

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. Information contained in these floorplans is for guidance only and is not a contract. The floorplans have not been tested and no guarantee is given as to their operability or efficiency can be given.

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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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.

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## Energy performance certificate (EPC)

23 St. Sidwells Avenue EXETER EX4 6QW	Energy rating: <b>D</b>	Valid until: 5 January 2032
	Energy rating scale	Certificate number: 0329-2100-0736-2206
Property type	End-terrace house	
Total floor area	69 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>).

### Energy rating and score

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

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