

# HUNTERS®

HERE TO GET *you* THERE



Cowick Street

St Thomas, EX4 1AS

Asking Price £275,000



Council Tax: B



# 142 Cowick Street

St Thomas, EX4 1AS

Asking Price £275,000



## Porch

3'1" x 5'2" (0.96m x 1.60m)

Door to the main house, censored light.

## Sitting room/ dining room

14'0" x 25'1" (4.28m x 7.67m)

Large window to the front aspect, radiator, stairs to the first floor, doors to the WC, kitchen and conservatory, space for a dining table, large open plan living space.

## WC

3'9" x 2'3" (1.15m x 0.69m)

Low level WC, radiator, hand basin.

## Kitchen

7'4" x 11'8" (2.24m x 3.56m)

Radiator, window to the rear aspect, high and low level cupboards, roll top work surfaces, single bowl sink and drainer, built in hob, oven and extractor hood, space and plumbing for a washing machine.

## Conservatory

8'1" (widest) x 5'1" (widest) (2.47m (widest) x 1.55m (widest))

Double doors to the rear court yard.

## Landing

Doors to all bedrooms the family bathroom and a storage cupboard.

## Bedroom three

8'7" x 7'5" (2.62m x 2.27m)

Window to the rear aspect, radiator, built in wardrobes.

## Bedroom two

7'10" x 9'8" (2.41m x 2.95m)

Window to the rear aspect, radiator, built in wardrobes.

## Master bedroom

8'7" x 12'8" (2.62m x 3.88m)

Window to the front aspect, radiator.

## Family bathroom

9'1" x 6'8" (2.78m x 2.05m)

Walk in shower, hand basin, low level WC, bath, heated towel rail.

## Outside

Small enclosed (Walled) court yard garden, gate to the side aspect.



\* Chain free \* I am delighted to present this immaculate terraced house for sale. This property is an excellent opportunity for first-time buyers, investors, and families alike. The house is comprised of three well-proportioned bedrooms, a modern bathroom, two spacious reception rooms, and a single well-equipped kitchen.

The property has been meticulously maintained to an impeccable standard and exhibits a modern, open-plan design, offering a generous living space. The home benefits from an open-plan layout, creating a spacious and welcoming environment. The interior design is finished to a high standard, with beautiful details that contribute to the overall appeal of the house.

The home is energy efficient with an EPC rating of 'C' and falls within council tax band 'B'. Additionally, one of the unique features of this property is its private garden, providing the ideal space for relaxation or outdoor entertainment.

Situated in a sought-after location, the property is within close proximity to public transport links, making commuting easy. Schools of good standing are nearby, making this an ideal location for families. Local amenities are just a stone's throw away and green spaces, local parks, walking and cycling routes are also easily accessible, offering plenty of recreational opportunities.

In summary, this property strikes the perfect balance between city living and a peaceful residential area. It provides an excellent opportunity for those seeking a ready-to-move-in property in a prime location. Interested parties are advised to act quickly to avoid disappointment.



Road Map



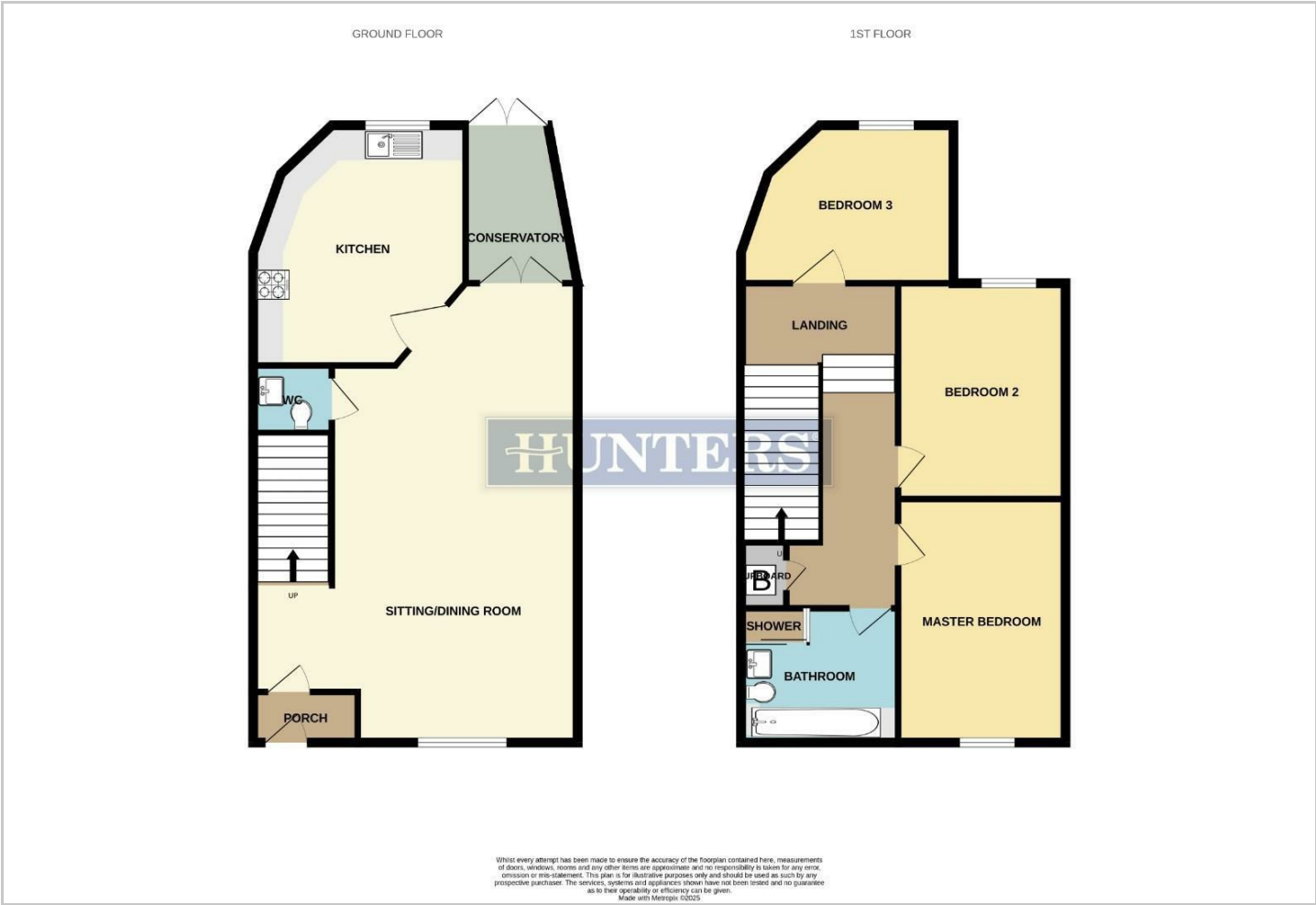
Hybrid Map



Terrain Map



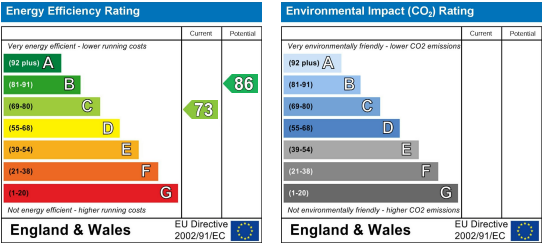
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.