



Shaftesbury Road, Exeter, EX2 9BR

This delightful mid-terrace house seamlessly blends modern comfort with classic charm. Nestled in a sought-after area of St Thomas, this two-bedroom gem boasts two reception rooms, a well-appointed bathroom, a modern kitchen, and rear patio garden.

Winkworth

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Description

Ground floor:

The good size sitting room is located at the front of the property. The large bay window floods the space with natural light, wooden flooring and a wood burner add a cozy touch and provide warmth in the colder months.

The wooden flooring continues in the dining room which has plenty of space for a large dining table set. Features include a beautiful brick fireplace and a window overlooking the rear garden.

The well-appointed modern kitchen comprises of white wall and base storage units with wooden work surfaces. Integral appliances include an oven, four ring gas hob, extractor fan and stainless-steel sink/drainers. There is further space for a standalone washing machine, fridge/freezer and dishwasher.

First floor:

Bedroom one is large double bedroom with a feature cast iron fireplace and large bay window overlooking the front aspect.

Bedroom two is also a double, located to the rear of the property with a built-in wardrobe and window overlooking the rear garden.

The modern family bathroom comprises of a W/C, wash basin, bath and stand in shower cubicle.

Outside:

The private rear garden has been laid with a mixture of stone slabs and gravel. This provides an attractive space that is functional for use all year around.

Location:

St Thomas is a residential area located on the west side of the river within walking distance of Exeter St David's train station and Exeter university makes the area very popular. There are amenities such as food stores, health centres, schools, and regular bus links to the city centre.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken



At a glance...

Excellent condition throughout
Mid-terrace house
Two double bedrooms
Two reception rooms
Modern kitchen
Large family bathroom
Private rear garden
Sought after area of St Thomas

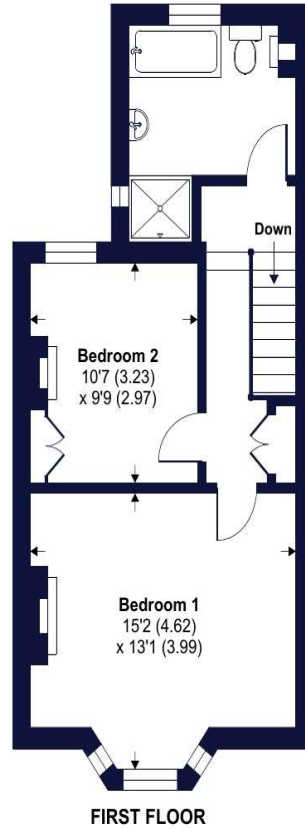
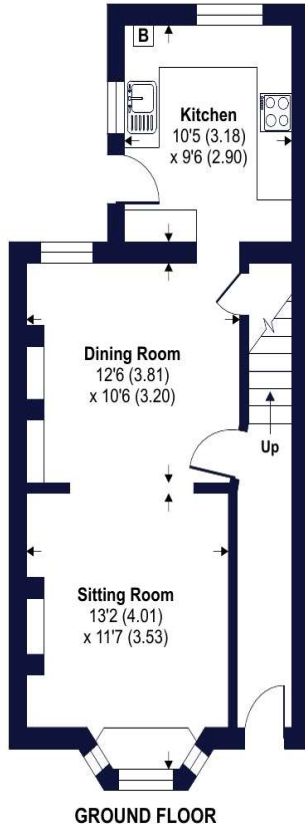
PROPERTY INFORMATION:

Freehold
Council tax Band: B
Mains electric, gas, water and drainage.

Shaftesbury Road, Exeter, EX2

Approximate Area = 920 sq ft / 85.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Winkworth. REF: 990233.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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