



May Street, Exeter, EX4 6LL

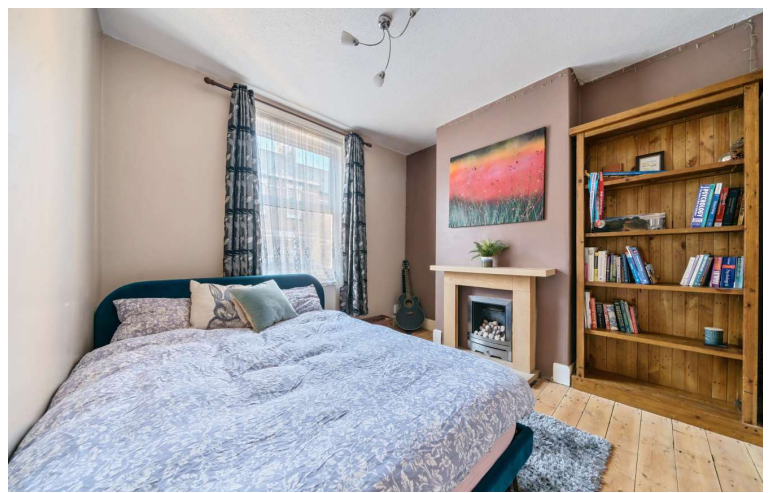
A two bedroom terraced house located in the central and convenient May Street. The property is in good order throughout and benefits from two double bedrooms and a private fully enclosed rear courtyard.

Winkworth

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Description:

The property has gas-fired central heating, UPVC double glazed windows, kitchen, sitting room, two double bedrooms and 1st floor bathroom. Fully enclosed rear courtyard garden.

Ground floor:

Entrance door to inner lobby.

Hallway: Radiator, stairs rising to first floor.

Living Room: A bright room with double glazed bay window to the front aspect, coving, radiator, gas fire.

Kitchen: Stainless steel single drainer sink unit with mixer tap. A selection of wall and base units. Washing machine, gas cooker, wall mounted boiler supplying hot water and central heating system. Understairs cupboard housing gas and electric meters. Door to outside. Window with views over the rear courtyard.

First Floor:

Access to the loft area, fully insulated.

Bedroom One: A good size lovely bright double room with bay double glazed windows to front aspect, fitted wardrobes with cupboards above, radiator

Bedroom Two: Double bedroom, aspect to the rear with views over the courtyard garden.

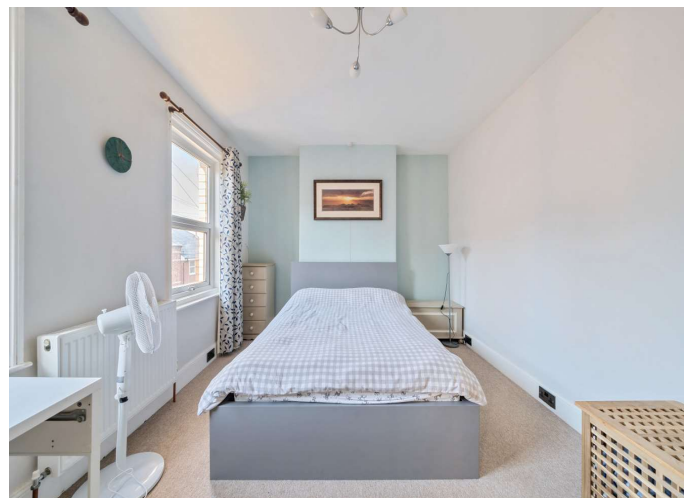
Bathroom: Pannelled bath with shower over, pedestal wash hand basin, low level WC, obscure glass to rear aspect, radiator.

Outside:

Enclosed, low maintenance courtyard garden

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 an external company 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...

- Two double bedrooms
- Mid-terrace
- Good order throughout
- Set on a quiet residential street
- Private rear garden

PROPERTY INFORMATION:

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

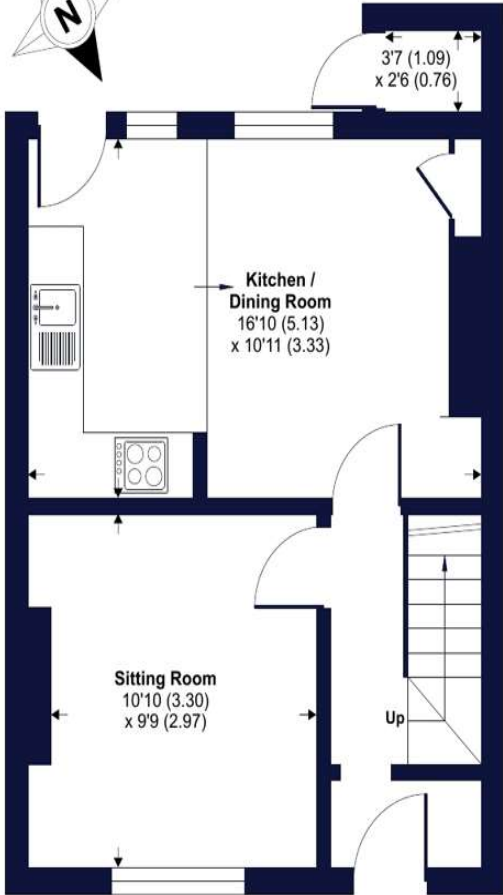
May Street, Exeter, Devon, EX4

Approximate Area = 738 sq ft / 68.5 sq m

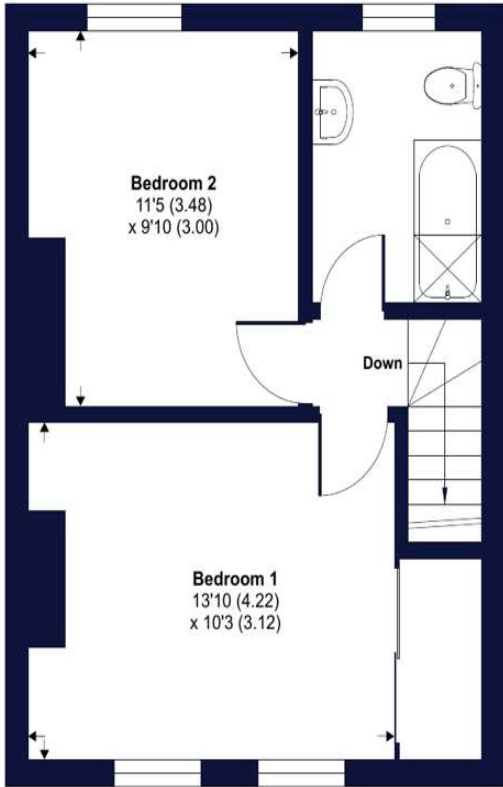
Outbuildings = 59 sq ft / 5.4 sq m

Total = 797 sq ft / 73.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1075282.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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