



COWICK STREET, EXETER EX4 1HL

Winkworth



A charming two-bedroom cottage full of period features and private rear garden situated within the sought after St Thomas area of Exeter.

Cowick street is situated within the highly sought-after St Thomas region of Exeter. There are many amenities located on Cowick street, it is also walking distance from the scenic Quay with a range of independent shops, cafes and public houses. There is easy access to St Thomas station.

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.

Ground Floor:

The front door leads into the kitchen which comprises of wooden base units and wooden work surfaces, there is a built in Belfast Sink, oven and hob with plenty of space for a fridge freezer and washing machine.

The large sitting room is where the property starts to show off its period features with wooden support beams and a brick feature fireplace. There is a storage cupboard and double French doors leading directly into the private rear garden.

First floor:

Bedroom two is a large double bedroom with period features including wooden beams and a fireplace. The window faces over the front aspect. The bathroom has a bath with stand over shower, W/C and wash basin with windows overlooking the rear aspect.

Second floor:

Bedroom one is a large double bedroom with exposed wooden beams and a window overlooking the front aspect.

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.At a glance...

- Two double bedrooms
- Period features throughout
- Large sitting room
- Private rear garden
- Close to local amenities
- In the sought after St Thomas
- No onward chain
- Fantastic scope
- Plenty of parking
- EPC: D



Outside:

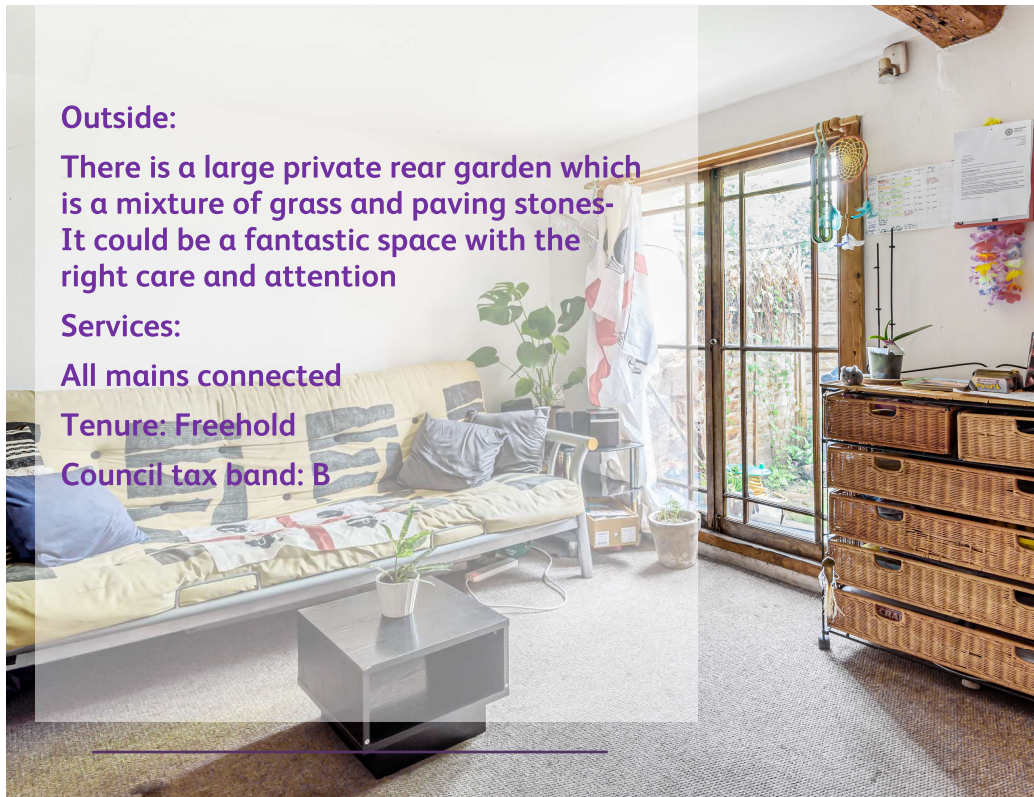
There is a large private rear garden which is a mixture of grass and paving stones- It could be a fantastic space with the right care and attention

Services:

All mains connected

Tenure: Freehold

Council tax band: B



Cowick Street, Exeter, EX4

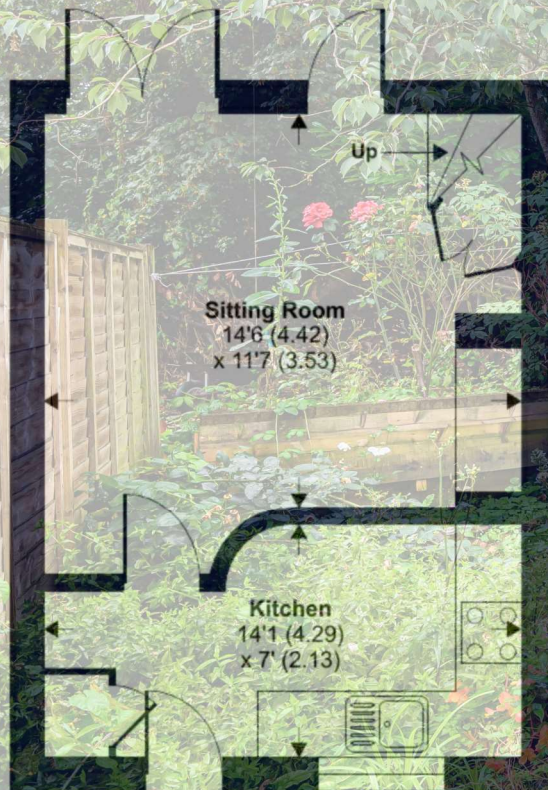
Approximate Area = 748 sq ft / 69.5 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

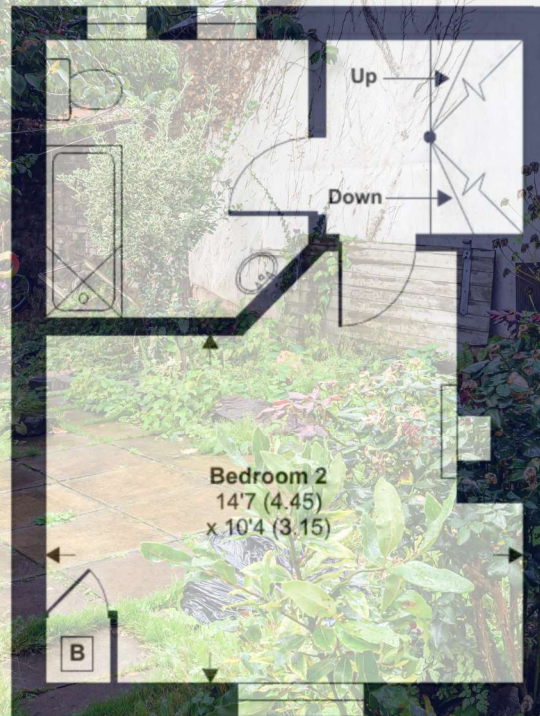
Total = 804 sq ft / 74.7 sq m

For identification only - Not to scale

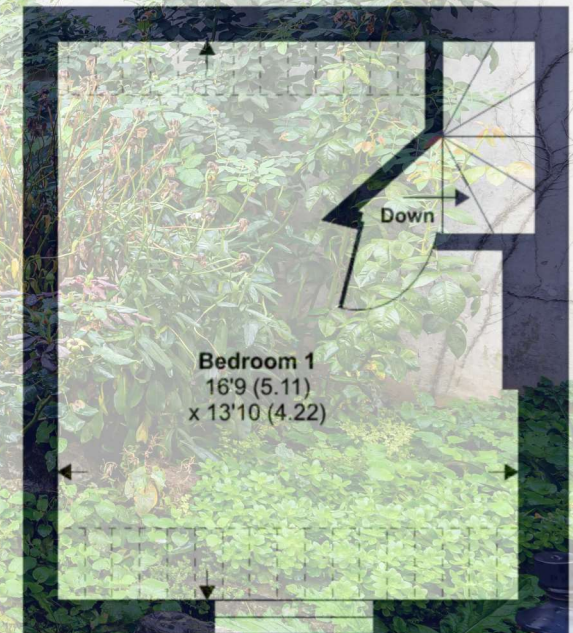
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR




SECOND FLOOR

Exeter office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		8
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



See things differently.