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Exwick Road, Exeter, EX4 2BB

£ 155,000

A two bedroom terraced property on Exwick Road being sold with no onward chain. The property would benefit from modernisation. Would make an ideal first time buyers home or a good buy to let investment.

**Winkworth**

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## Description:

A two bedroom terraced property on Exwick Road being sold with no onward chain.

The property would benefit from modernisation but once completed, it would make an ideal first time buyers' home or a good buy to let investment.

## The Property;

From Exwick Road you access the property via a set of stone steps leading up to the front of the houses.

A UPVC front door leads you into the main reception room and kitchen and from here the stairs rise to the first floor.

The main reception area has a window to the front aspect with radiator under.

At the back of the reception room/kitchen is a door leading to the rear of the property. This gives you access to the parking area.

The parking area is off Winchester Avenue.

Upstairs there are two bedrooms and a bathroom.

The main bedroom, a double room to the front of the property has some built in cupboards, one of which houses the gas boiler.

The main bedroom, a double room to the front of the property has some built in cupboards, one of which houses the gas boiler. A large window to the front aspect with radiator under.

The second bedroom is a small double. Window to the rear aspect and radiator under.

The bathroom has a three piece suite comprising bath with shower over, pedestal basin and WC. Obscure glazed window to rear.

## Material Information;

Mains gas, electricity, water and sewerage

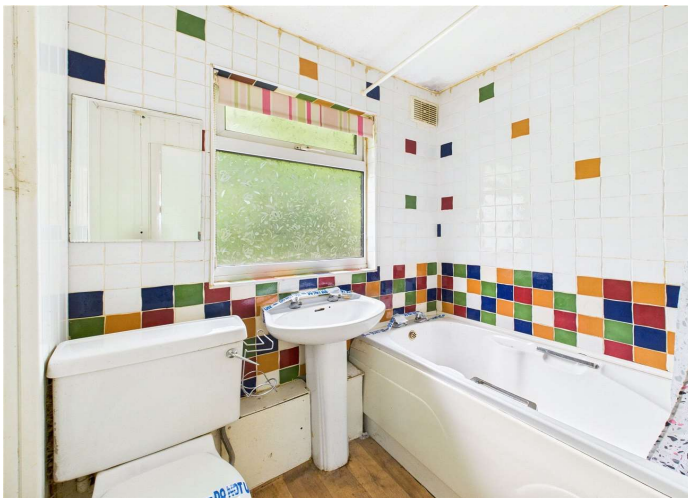
Broadband;

Ultrafast available - 1800Mbps-220Mbps

Mobile;

Coverage dependant on provider

Parking to rear of property with pedestrian access from parking area to front of property

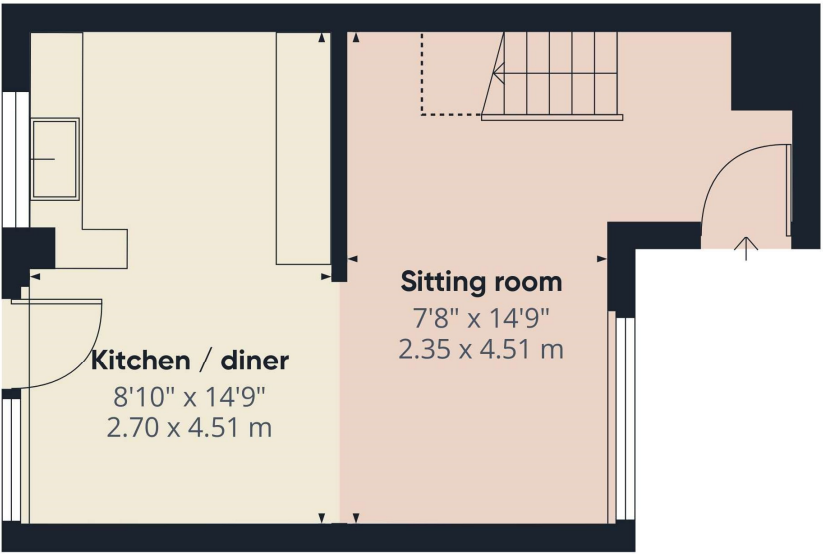


## At a Glance...

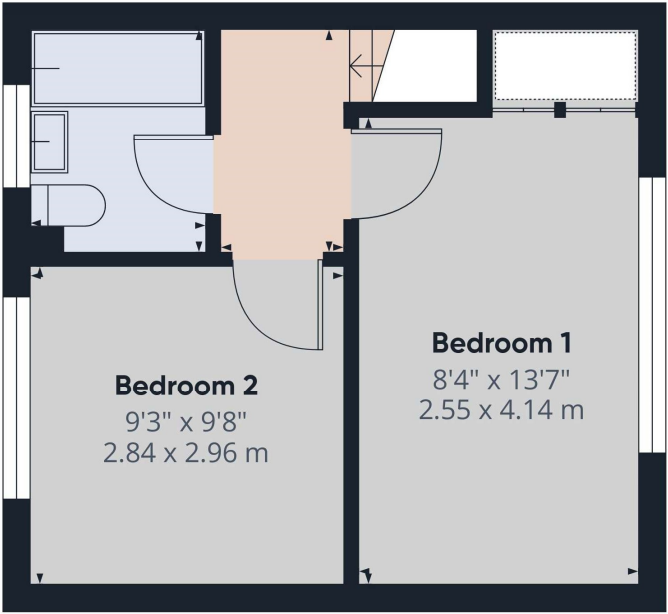
Terraced Property  
Two Bedrooms  
Bathroom  
Open plan living/dining/kitchen  
Parking to Rear  
Requires Some Modernisation  
No Onward Chain

## PROPERTY INFORMATION:

Freehold  
Council Tax Band: B  
Mains electric, gas, water and drainage  
Broadband;  
Ultrafast available - 1800Mbps-220Mbps  
Mobile;  
Coverage dependant on provider  
Parking to rear of property with pedestrian access to front



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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