



Cowick Street, Exeter, EX4 1AJ

£ 175,000

A lovely two bedroom maisonette with decked terrace in the heart of St Thomas with easy access to local amenities and transport links. No Onward Chain.

Winkworth

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The Property...

A lovely two bedroom maisonette with decked terrace in the heart of St Thomas with easy access to local amenities and transport links.

Cowick Street has a wealth of independent shops, a highly regarded butcher, bakery and several cafes.

Property details;

Steps at the rear of the shops gives access to the terraces of the flats. Number 6 is the last in the row. The front door leads you into the kitchen, sitting room and stairs to the upper floor.

The kitchen has a good range of wall and base units, fully tiled surround, built in electric oven and hob with extractor fan over.

There is adequate space for a free standing fridge/freezer and plumbing for a washing machine. A small table would also fit in the space.

A large UPVC window looks out over the rear of the property and there is an electric wall mounted heater.

The stairs to the upper floor are just between the kitchen and sitting room.

A set of double doors open into the sitting room which overlooks the front aspect with an almost full width UPVC window. Electric wall mounted heater.

The two bedrooms and the bathroom are on the upper floor. A split landing offers some extra storage space. The main bedroom is a very good sized double with built in wardrobes and full width UPVC window with aspect to the front and wall mounted electric heater under. The second bedroom is a smaller double, also with built in storage and UPVC window overlooking the rear aspect with a wall mounted electric heater under.

The bathroom has a fully tiled built in shower cubicle at one end, vanity unit with sink and mirrored cabinet over and low level WC under the obscure glazed window. There is also a ladder style heated towel rail.

The outside decked terrace has room for a small table and chairs to enjoy the morning sun.

Material information;

Tenure – Leasehold

Council Tax Band B

Mains electric, water and sewerage

Broadband - Ultrafast available

1000 Mbps - 100 Mbps

Mobile - Good signal available both inside and outside dependant on provider



At a Glance...

Two Bedroom Maisonette

Kitchen

Sitting Room

Two Bedrooms to Upper Floor

Bathroom

Outside Decked Terrace

Central St Thomas Location

No Onward Chain

PROPERTY INFORMATION:

Leasehold

Council tax Band: B

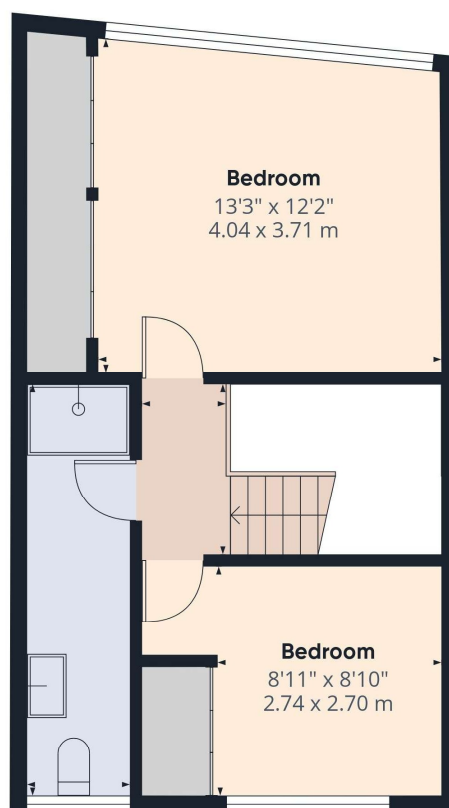
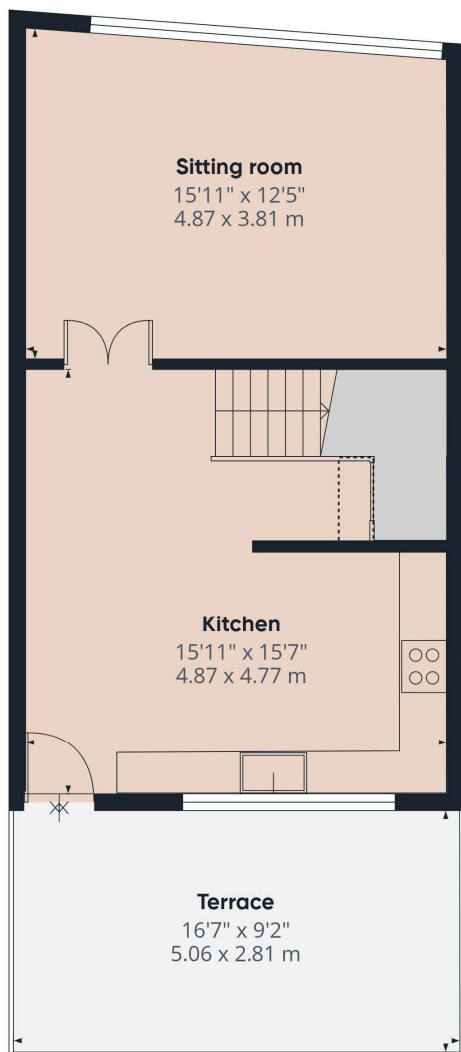
Mains electric, gas, water and drainage

Broadband - Ultrafast available

1000 Mbps - 100 Mbps

Mobile - Good signal available both inside and outside dependant on provider

Access to the flat is across the terraces of the other properties in the block.



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 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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