



Cowick Street, Exeter, EX4 1HL

A charming Grade II listed, two-bedroom medieval Devon longhouse full of period features and private rear garden situated within the sought after St Thomas area of Exeter.

Winkworth

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Location:

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 Property:

Ground Floor

The front door leads into the hallway with under-stairs storage.

The large sitting/dining area is where the property starts to show off its period features with wooden support beams and a brick feature fireplace, radiator.

The kitchen comprises of wooden base units and wooden work surfaces, built in shelves, stainless steel sink with mixer tap, integrated washing machine, room for cooker and plenty of space for a fridge freezer. Lovely stable door giving access into the garden.

First Floor:

Bedroom one is a large double bedroom with lovely period features including a feature fireplace. The window faces over the front aspect. Original floorboards, secondary glazing, radiator.

The bathroom has a bath with electric shower over, shower panels, low level WC and wash basin with vanity unit below, cupboard housing the newly fitted boiler, windows overlooking the rear aspect.

Second Floor:

Bedroom two is another double bedroom with exposed wooden beams and bespoke double glazed window overlooking the rear aspect. Storage space with the potential to be a walk-in wardrobe, original floorboards.

Outside:

There is a private, fully enclosed rear garden with a mixture of well-established plants, flagstone pathway to the shed, a fantastic space.

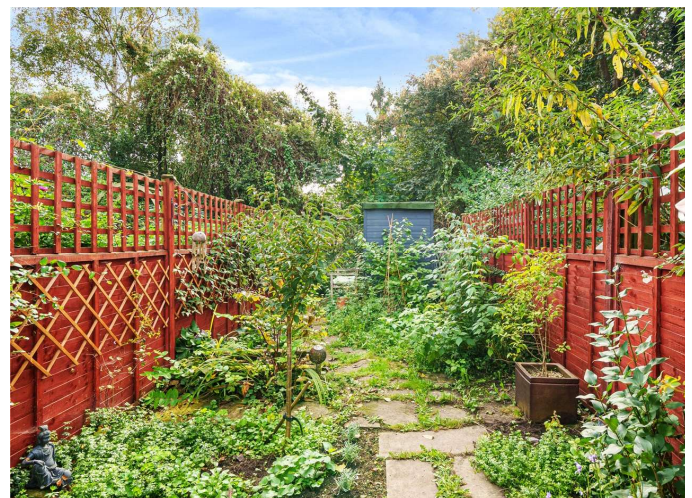
Services:

All mains services

Council Tax Band: B

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....

- Two Double Bedrooms
- Period Features Throughout
- Large Reception Room
- Private South Facing Rear Garden
- Close to Local Amenities
- In the Sought After Area of St Thomas
- Minutes from the Train Station
- Viewing Highly Recommended

PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains Electric, Gas, Water and Drainage

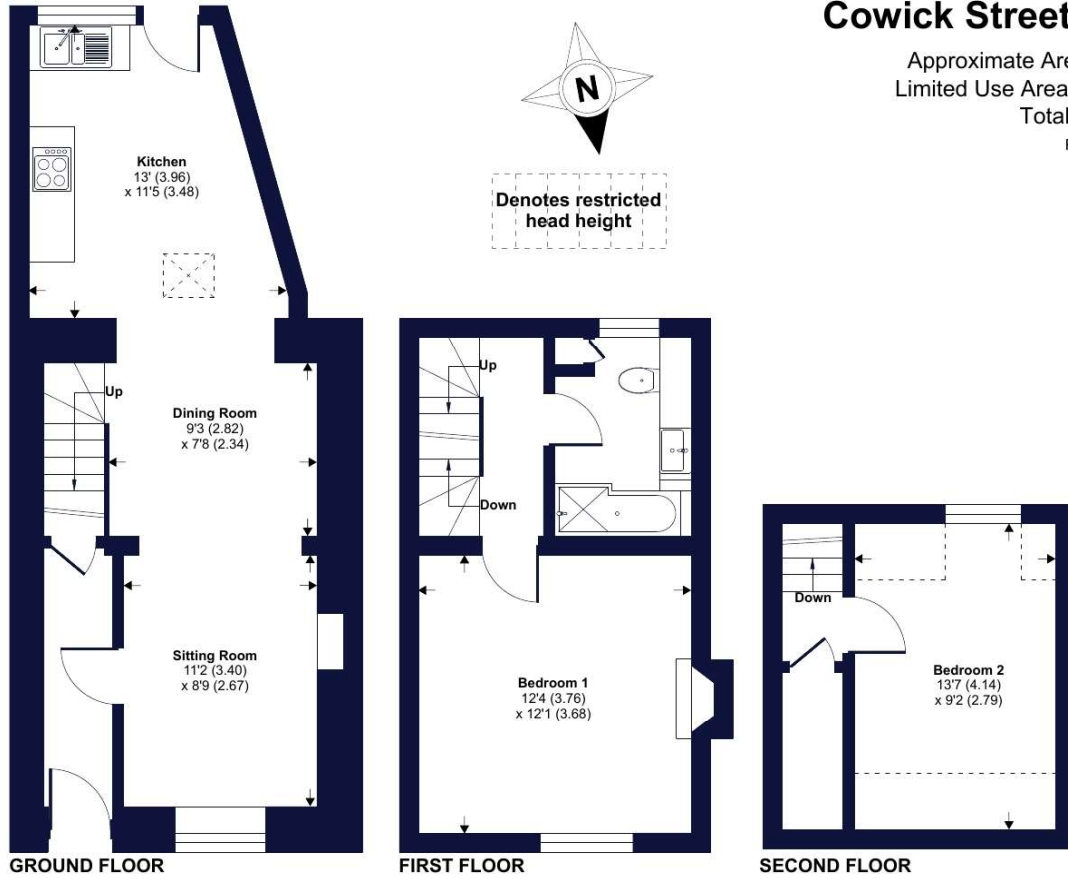
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Approximate Area = 786 sq ft / 73 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 822 sq ft / 76.3 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). © nichecom 2022. Produced for Winkworth. REF: 1037345



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	87
B (81-91)	
C (69-80)	60
D (55-68)	
E (39-54)	
F (21-38)	Not energy efficient - higher running costs
G (1-20)	
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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