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## Beaufort Road, Exeter, EX2 9AB

A unique opportunity to purchase this beautifully presented two bedroom terrace property in the sought after location of St Thomas.

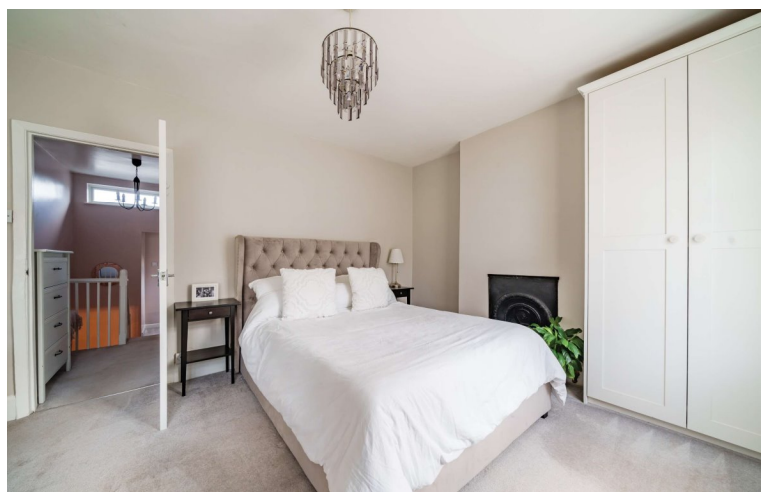
**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk





## DESCRIPTION:

St Thomas is a residential area located on the west side of the river within close walking distance to Exeter City Centre, the Quayside, Exeter St David's train station, Exeter university and a number of green spaces which makes the area very popular. There are amenities such as food stores, health centres, schools, and regular bus links to the city centre.

## The Property:

An entrance porch opens into the inter hallway with beautiful original features and stairs leading to the first floor.

The sitting room is a lovely light room with a high ceiling. The dining room is a good sized room with lots of space for table and chairs, under stairs cupboard and window to the rear overlooking the utility area and garden beyond.

Off the dining/family room is the kitchen, a good section of wall and base units with worktops over, gas hob with newly fitted electric oven with extractor over, wall mounted cupboard housing the newly fitted boiler. Stainless steel sink with mixer tap, views over the garden, door through to the utility room which has a range of units and space for a tumble dryer, double glazed door giving access onto the rear garden.

## First Floor:

Stairs up, first floor landing with double glazed window to the rear overlooking the garden, access to the loft, which is fully insulated and boarded offering tremendous storage space. Master bedroom is a beautiful light room with feature cast iron fireplace, a newly fitted wardrobe and double glazed widows to the front. Bedroom two is at the rear of the property with feature cast iron fireplace, a made to measure wardrobe with views over the rear garden. A lovely feature of this house is the delightful family bathroom, pedestal wash hand basin, low level WC, bath and the benefit of a great sized separate walk in shower with glass door, heated towel rail, beautiful tiling with opaque double glazed window over the rear aspect.

## OUTSIDE:

Fully enclosed low maintenance garden with patio area, decking and shed.

All mains connected. Gas central heating.



## AT A GLANCE:

Beautifully Presented Mid Terrace Home

Two Reception Rooms

Kitchen

Utility Room

Two Bedrooms

Low Maintenance Garden

Garden Shed

Sought After Location of St Thomas

Short Walk to Train Station

Close Proximity to Shops and Historic Quayside

## PROPERTY INFORMATION:

Freehold

Council tax Band: C

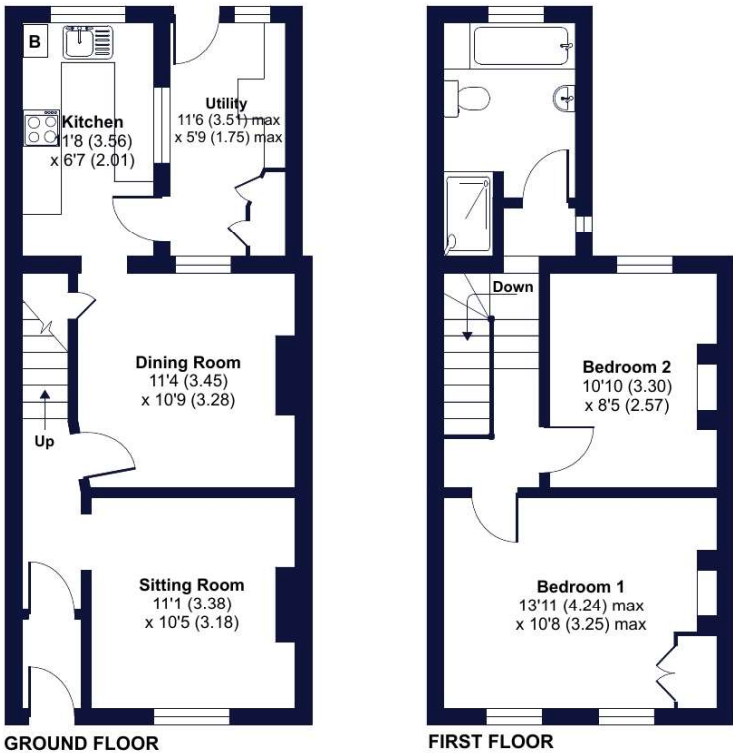
Mains Electric, Gas, Water and Drainage



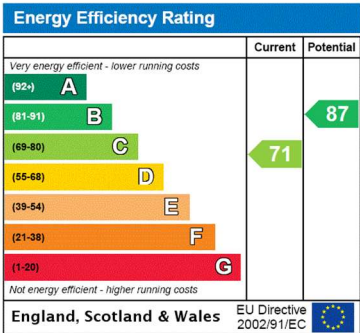


# Beaufort Road, Exeter, EX2

Approximate Area = 861 sq ft / 80.0 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: 953541



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