

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Courtenay Road

St Thomas, EX2 8JT

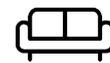
Offers In The Region Of £220,000



2



1



2



D

Council Tax: B



# 6 Courtenay Road

St Thomas, EX2 8JT

Offers In The Region Of £220,000



## Hallway

Opening to the stairway leading to the first floor, door to the dining room.

## Dining room

12'10" x 9'5" (3.93m x 2.88m)

Window to the rear aspect, opening to the kitchen, opening to the lounge, door to an under stairs storage cupboard, radiator.

## Lounge

9'6" x 9'4" (2.90m x 2.87m)

Window to the front aspect, radiator.

## Kitchen

6'5" x 8'1" (1.98m x 2.47m)

High and low level cupboards, window to the rear aspect, one and a half bowl sink and drainer, roll top work surfaces, space for a cooker, washing machine and fridge freezer, door to the rear hallway.

## Hallway

Door to the rear garden, door to the bathroom, storage area.

## Bathroom

5'5" x 6'6" (1.67m x 1.99m)

Slightly obscured window to the side aspect, bath with electric shower over, heated towel rail, low level WC, hand basin.

## Bedroom one

13'0" x 9'4" (3.98m x 2.87m)

Window to the rear aspect, radiator, boiler.

## Bedroom two

9'5" x 12'10" (2.88m x 3.92m )

Two windows to the front aspect, radiator.

## Outside

To the rear of the property is a fully enclosed rear garden, there is a gate giving access to the side passage way leading to the front of the property, the rear garden has raised planting beds and mature shrubs.

o the front of the property the front door leads directly out onto the public foot path.

- Good condition throughout
- Two separate reception rooms
- Two double bedrooms, newly refurbished
- Built-in wardrobes in bedroom #2
- Modern bathroom with heated towel rail
- Galley-style kitchen with necessary amenities
- Energy Performance Certificate rating of D
- Council Tax Band B
- Close to public transport links

Welcome to this charming terraced cottage, listed for sale in a popular location, making it a perfect first-time purchase or investment opportunity. This property boasts good condition throughout, with two separate reception rooms, ideal for families, couples, or sharers looking for a cozy home.

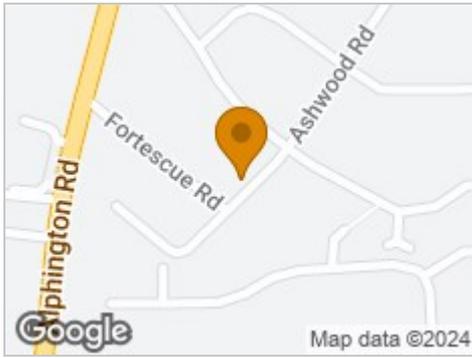
The accommodation comprises of two double bedrooms, both newly refurbished with natural light flooding in. Bedroom #2 includes built-in wardrobes for extra storage space. The modern bathroom features a heated towel rail and has been newly refurbished to a high standard.

The galley-style kitchen is compact yet functional, providing all the necessary amenities for your daily needs. Additionally, the property benefits from an Energy Performance Certificate rating of D and falls under Council Tax Band B.

Located conveniently close to public transport links and local amenities, this home offers comfort and convenience in equal measure. Don't miss the chance to make this delightful property your own – schedule a viewing today!



## Road Map



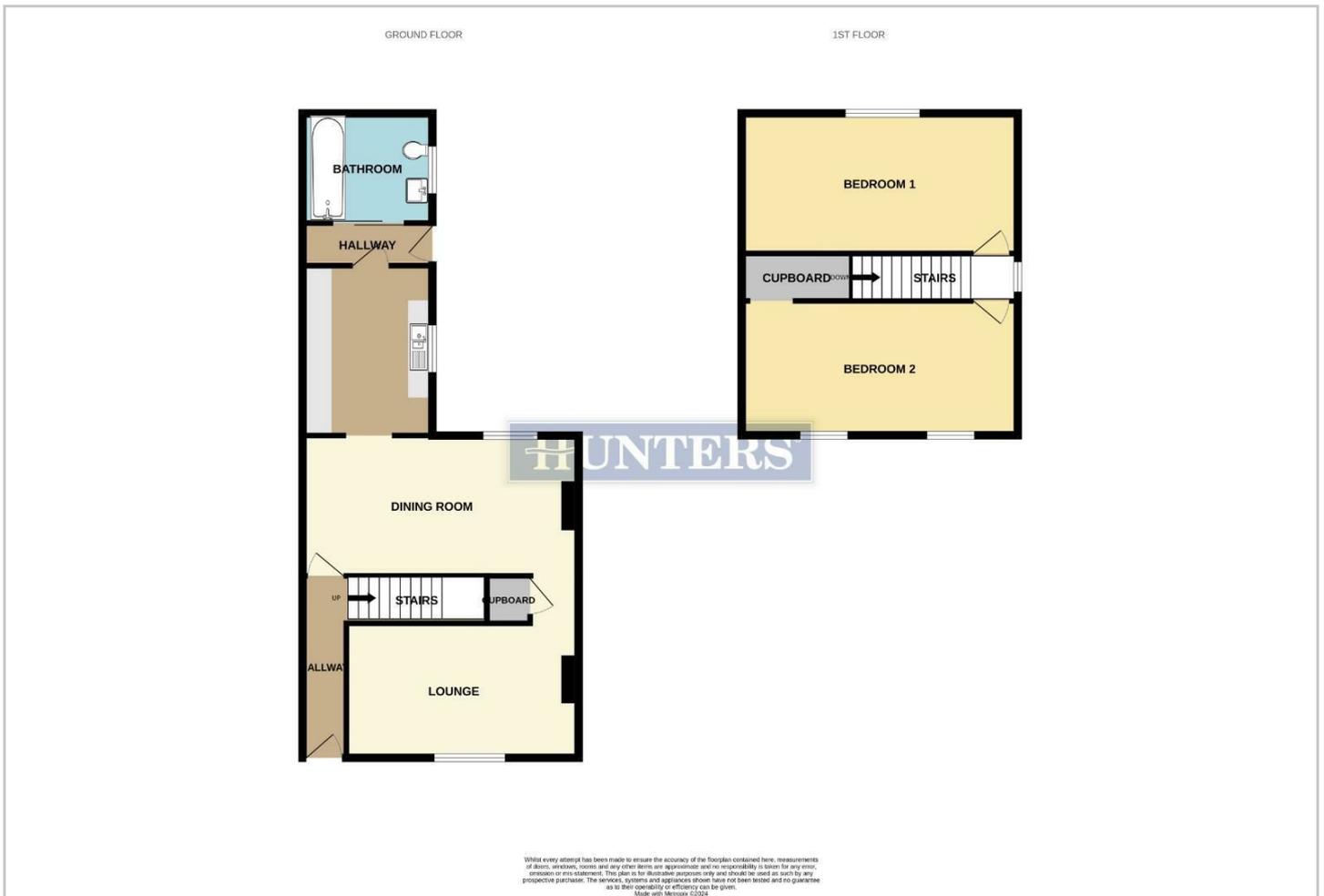
## Hybrid Map



## Terrain Map



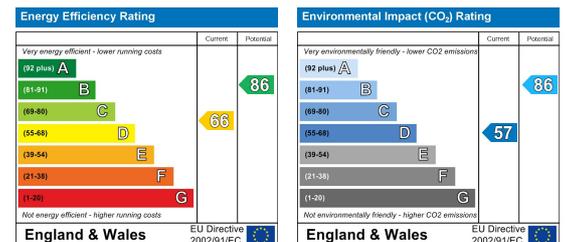
## Floor Plan



## Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.