

## 15 Courtenay Road, St Thomas, Exeter, EX2 8JX



A well maintained two double bedroom end of terrace house which has been tastefully upgraded by the current owners and situated in a popular residential area favoured for its quiet no through road location. The property is within equal level walking distance of Sainsbury's and picturesque riverside walks leading to Exeter's historic maritime quayside & city centre. The property comes with an attractive courtyard garden and on street parking.

**Asking Price £240,000   Freehold   DCX02050**

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via uPVC part frosted front door. Access to the dining room. Stairs to the first floor landing. Telephone point. Cove ceiling. Radiator.

### Dining Room 12' 2" x 10' 1" (3.699m x 3.079m)

Rear aspect uPVC double glazed window. Shelving. Storage cupboard. Cove ceiling. Radiator. Door to the kitchen. Opening to:



### Lounge 11' 8" x 10' 0" (3.547m x 3.046m)

Front aspect uPVC double glazed window. Fireplace with marble hearth. Wood laminate flooring. Cove ceiling. TV point. Radiator.



### Kitchen 11' 3" x 8' 4" (3.437m x 2.542m)

Rear and side aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Part tiled walls. Gas cooker point. Plumbing for washing machine. Further appliance space. Tiled flooring. Understairs storage cupboard. uPVC door leads to the rear garden.



### First Floor Landing

Doors to bedroom one, bedroom two and bathroom. Access to the loft void above. Radiator.

**Bedroom One 13' 1" x 10' 0" (3.992m x 3.053m)**

Twin front aspect uPVC double glazed windows. Fitted wardrobe with hanging space and shelving. Cove ceiling. Radiator.



**Bedroom Two 10' 2" x 9' 2" (3.098m x 2.801m)**

Rear aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving. Cove ceiling. Radiator.



**Bathroom**

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Cove ceiling. Airing cupboard housing Worcester boiler installed in 2018. Extractor. Radiator.



**Rear Garden**

Private enclosed rear garden. Paved seating area. Further lawned area. Wooden shed. Shrub borders. Gated side access.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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