



# Robert Williams

SALES | LETTINGS | AUCTIONS

01392 204 800

[www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)



Guide Price  
**£200,000**  
Freehold

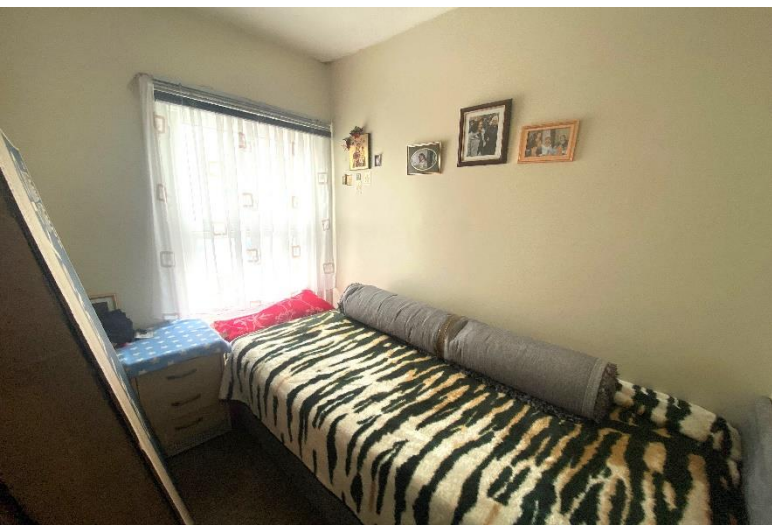
Cecil Road  
Exeter  
Devon  
EX2 9AQ

## Cecil Road, St. Thomas

A 3 bedroom terraced house in the heart of St Thomas within close proximity to local amenities, the city centre and quayside.

# The situation...

Cecil Road is conveniently located just off Cowick Street, with Tesco Express and St. Thomas shopping precinct just a couple minutes level walk away. There are restaurants, pubs, cafes, hairdressers, pharmacy, a health centre and more all a short distance from the property. For getting into town there are regular buses, and St. Thomas train station less than a quarter of a mile away. St. Thomas is also conveniently located close to Exeter quayside.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** B

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**EPC Rating:** C

- THREE BEDROOMS
- GREAT ST. THOMAS LOCATION
- SOUTH FACING COURTYARD GARDEN
- RESIDENTS PERMIT PARKING AVAILABLE
- IDEAL FOR FIRST TIME BUYER/INVESTMENT

# The Property...

As you enter the property through the front door you come into the living room. This is a bright room with a lovely stone effect fireplace. The living room leads onto the kitchen where there is a good amount of counter space, wall and base units, and a tiled splashback. There is a large window which allows plenty of natural light in that overlooks the rear courtyard garden. There is also a frosted window between the two rooms allowing the light to flow through throughout the day.

On the first floor are the three bedrooms and family bathroom. The main bedroom at the front of the house is a good sized double room with a built in wardrobe. The middle room is a double room with the third bedroom being a single room that could be used as a home office space. The bathroom is fitted with a bath with shower over, WC and sink.

Externally at the rear of the property is a private enclosed south facing courtyard garden. Residential parking permits are available.

**AGENTS NOTE** The property is currently tenanted and if purchased by an investor they would be willing to continue



# Time to find out more...

Call: 01392 204800  
 Web: [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)  
 Visit: 2 Southernhay West, Exeter, EX1 2RR

A member of The Experts in Property  
[www.theexpertsinproperty.co.uk](http://www.theexpertsinproperty.co.uk)



80 agents in the South West

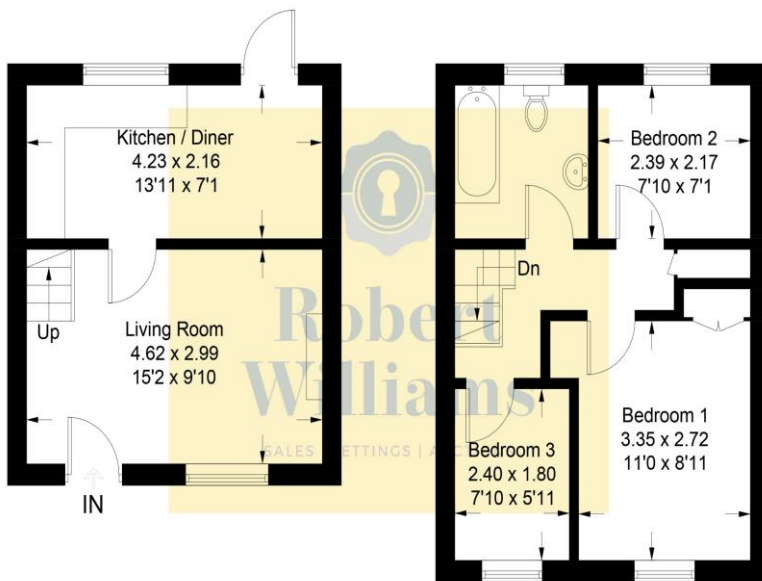


# Robert Williams

SALES | LETTINGS | AUCTIONS

## Cecil Road

Approximate Gross Internal Area = 55.8 sq m / 601 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID984148)



### Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		