



# Robert Williams

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**Auction Guide Price**  
**£300,000**  
**Freehold**

57 Cowick Street  
Exeter  
EX4 1HR  
Devon

## 57 Cowick Street, Exeter

FOR SALE BY PUBLIC AUCTION (\*unless sold previously) AT 2PM  
ON WEDNESDAY 10 MAY.

A substantial dwelling forming the main part of the former vicarage of St Thomas close to the centre of the county town and cathedral city of Exeter.

# The situation...

St Thomas is a thriving suburb of Exeter only half a mile from the town centre. There is an excellent range of shops for almost every need within a couple of minutes' walk and there are very regular bus services into the city centre from almost outside the front door and a railway station three or four minutes' walk away. The cathedral city and county town of Exeter is one of the most popular places to live in England with a wealth of cultural and other activities. The fastest train to London Paddington takes just two hours and the M5 motorway is under two miles away.



## Key Points

**Local Authority:** Exeter City Council

**Council Tax Band:** G

**Heating:** Gas central heating

**Services:** All mains services are available and were connected at the time of inspection

**EPC Rating:** N/A

- Scope for modernisation & improvement
- Close to Exeter city centre
- Parking and very large enclosed garden
- 4 bedrooms
- 3 further potential bedrooms
- 3 Reception Rooms
- EPC exempt
- Large garden
- A small part of the attic is above the adjoining property, No.57A

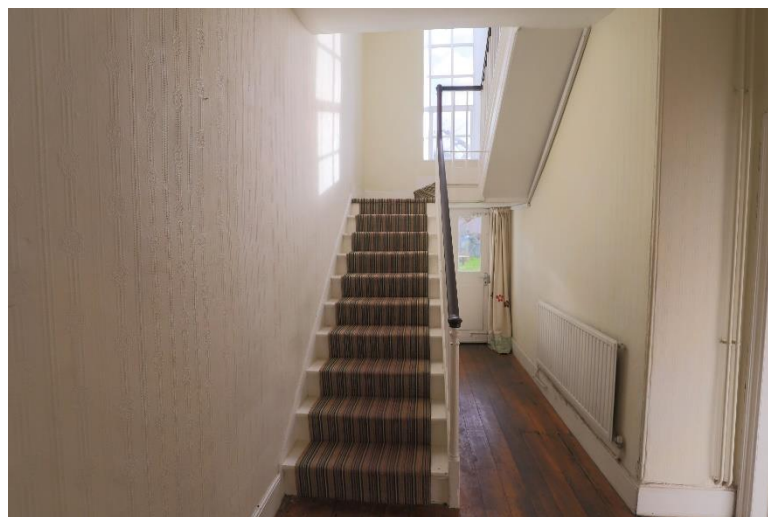
# The Property...

For many years the vicarage of the parish of St. Thomas, this imposing, grade II listed building sits in a central position in the thriving suburb of St Thomas only half a mile from the centre of Exeter city.

Constructed between 1800 and 1805 during the Regency period, this splendid building is externally rendered under a slate roof with hipped gables. In need of some renovation and improvement, this is a fantastic canvas for someone to recreate the splendour of the original house. Particular period features include the semi-circular fanlight window above the door and two majestic floor to ceiling bow windows in the living room and main bedroom with panoramic garden views.

The accommodation on the ground floor comprises a vestibule leading to the reception hall, a cloakroom, three large reception rooms, kitchen and utility room. On the first floor off the main landing is the master bedroom with en suite shower room and two further bedrooms. Leading from an inner landing, which would have been the servants' quarters, are the family bathroom and fourth bedroom. A staircase leads to a top floor and small landing off which are three rooms which could have a variety of uses.

Outside is a beautiful garden. It is one of a very few houses in the locality to feature such a large, level lawn which is well enclosed and ideal for children and pets. At the side of the property is a fairly wide area with storage shed/coal store. There may be parking potential here, subject to listed building and planning consent, but there is a parking space just outside the property in any event.



# Time to find out more...

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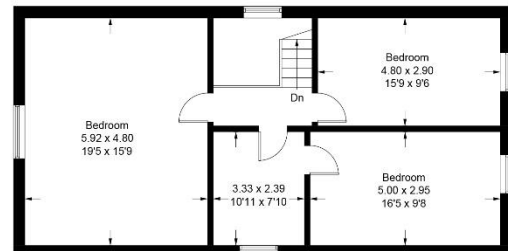
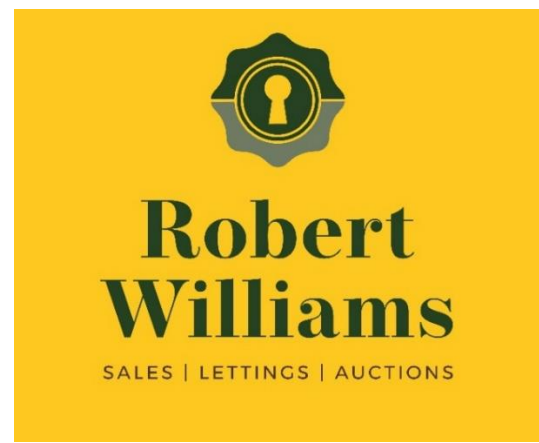
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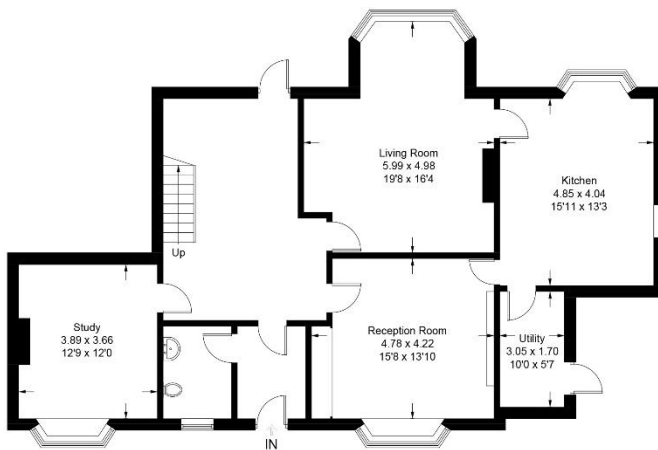
80 agents in the South West

## St Thomas Rectory

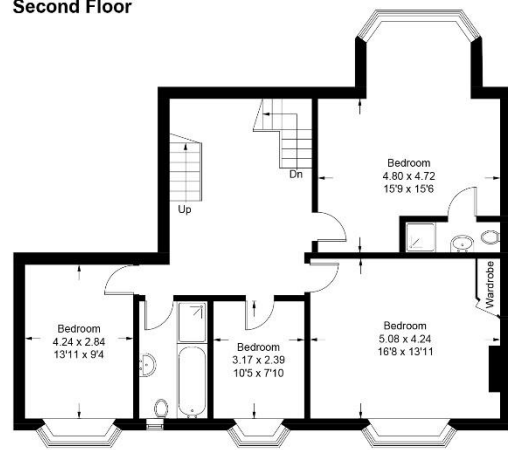
Approximate Gross Internal Area = 286.4 sq m / 3083 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID924913)



### 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.

This is a traditional auction and contracts are exchanged on the fall of the gavel. A buyer's administration fee of £1,950 including VAT is payable on exchange of contracts.

**\*NOTE:** Offers prior to auction will only be considered if they are above the guide price and the offeror is in a position to exchange contracts immediately.