

23 Howell Road, St Davids, Exeter, EX4 4LR



An exciting opportunity to purchase a three bedroom, detached house in a popular location within a short walk to the City Centre. The property is in need of modernisation and offers gas centrally heated accommodation comprising of Entrance Hall, Lounge, Kitchen, Cloakroom, three first floor Bedrooms and Bathroom. The property benefits from a private, enclosed rear garden, detached Garage and two parking spaces.

Offered to the open market for the first time since construction in 1996 with no onward chain.

Offers in the Region of £375,000 **Freehold** **DCX01824**

23 Howell Road, St Davids, Exeter, EX4 4LR

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 part glazed front door. Doors to the lounge, kitchen and cloakroom. Turning staircase to the first floor landing. Radiator.

Lounge 16' 2" x 14' 9" (4.915m x 4.489m)

Rear aspect uPVC double glazed window. Patio door leading to the rear garden. Understairs storage cupboard. Telephone point. TV point. Cove ceiling. Built in storage units. Two radiators.



Kitchen 8' 8" x 8' 10" (2.641m x 2.680m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor above. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Extractor fan. Radiator.



Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC. Wash hand basin. Part tiled walls. Radiator.

First Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above.

Bedroom One 11' 11" x 9' 0" (3.621m x 2.745m)

Rear aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Telephone point. TV point. Radiator.



Bedroom Two 11' 8" x 9' 0" (3.562m x 2.737m)

Front aspect uPVC double glazed window with distant views to Haldon Belvedere. Radiator.



Bedroom Three 8' 0" x 6' 10" (2.432m x 2.080m)

Rear aspect uPVC double glazed window. Radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Shaver point. Airing cupboard with shelving. Radiator. Extractor.



Garage

Metal up and over door. Light and power. Rear pedestrian door to the rear garden. Loft storage area. Additional car parking space immediately in front of the Garage.

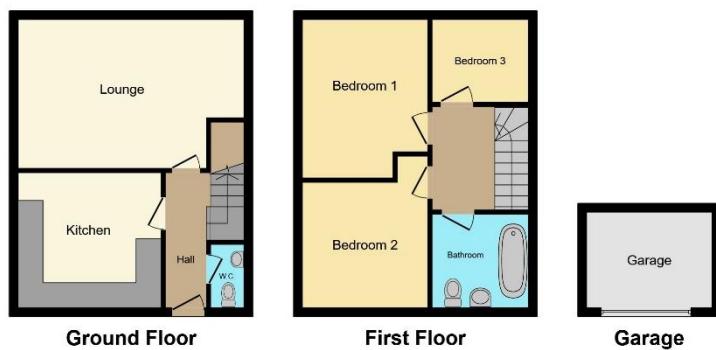


Front Garden

Mature shrubs. Pathway to side gate giving access to the rear garden. Front parking space for one car.

Rear Garden

Private enclosed. Large paved seating area. Further lawned area. Mature trees. Outside shed. Door to:



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.