

## 28 May Street, Exeter, EX4 6LL



Cooksleys are proud to market this two bedroom, period terrace property situated in an ideal location for Exeter city centre and the University with accommodation comprising. Entrance Hall, Living room with Dining area, Kitchen, Two first floor double bedrooms and courtyard garden. Gas central heating, double glazing. Viewing highly recommended.

**Offers in the region of £245,000    Freehold    DCX01951**

# 28 May Street, Exeter, EX4 6LL

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

Access via uPVC front door with storage cupboard, hanging space and part glazed door leads through to the inner hallway with doors to the lounge and the kitchen and a turning staircase to the first floor landing. Radiator.

### Lounge 22' 10" x 10' 11" (6.955m x 3.317m)

Front aspect uPVC double glazed window, gas flame effect fireplace with wooden mantle and tiled hearth, television point, telephone point. Coved ceiling. Dining area with uPVC double glazed door that leads to the rear garden. Two radiators.



### Kitchen 11' 1" x 8' 10" (3.383m x 2.688m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units with stainless steel sink, mixed tap and single drainer. Roll edged work surfaces, part tiled walls. Gas cooker point, plumbing for a washing machine, under stairs storage cupboard, further floor to ceiling storage cupboards and UPVC door leads to the courtyard garden. Radiator.



### First Floor Landing

With doors to bedroom one, bedroom two and bathroom with access to the loft void above.





### Bedroom One 16' 9" x 10' 3" (5.104m x 3.120m)

Twin front aspect uPVC double glazed windows, feature fireplace, built in wardrobe, telephone point, access to loft void above and two radiator's.



### Bedroom Two 11' 7" x 9' 8" (3.521m x 2.953m)

Rear aspect uPVC double glazed window, storage cupboard, housing floor mounted boiler, Coved ceiling and radiator.



### Bathroom

Rear aspect frosted uPVC double glazed window, three piece suite comprising of jacuzzi bath with mixed tap and hand held shower above, low level WC, hand basin, part tiled walls and radiator



### Rear Garden

Private enclosed courtyard garden with hard standing for seating area, outside toilet and wooden shed.



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.

Cookleys 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.

