

39 Bowhay Lane, St Thomas, Exeter, EX4 1PF



Situated in a popular St Thomas location, this three bedroom semi detached property with accommodation comprising entrance hall, open plan lounge/ dining room, kitchen, three first floor bedrooms, shower room, enclosed rear garden and a garage. Offered for sale with no onward chain. Viewing is highly recommended.

Asking Price £272,500 Freehold DCX02470

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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

Access via part frosted front door. Doors to the lounge and kitchen. Staircase to the first floor landing. Understairs storage cupboard. Radiator.

Open plan Lounge/ Dining Room 23' 4" x 10' 10" (7.102m x 3.305m)

Front aspect uPVC double glazed window. Television point. Electric fireplace. Serving hatch to the kitchen. Two radiators. uPVC sliding doors lead to rear garden.



Kitchen 10' 9" x 8' 4" (3.270m x 2.536m)

Rear 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. Gas cooker point. Plumbing for washing machine. Further appliance space. uPVC part glazed door leads to the rear garden.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and shower room. Access to loft void above.

Bedroom One 12' 6" x 10' 0" (3.800m x 3.050m)

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



Bedroom Two 10' 4" x 10' 1" (3.143m x 3.079m)
Rear aspect uPVC double glazed window. Radiator.



Bedroom Three 9' 6" x 6' 9" (2.890m x 2.046m)
Front aspect uPVC double glazed window. Storage cupboard. Radiator.



Shower Room
Rear aspect uPVC double glazed frosted window. Three piece suite comprising fully enclosed shower cubicle with Mira shower, low level WC, pedestal wash hand basin, part tiled walls and radiator.



Rear Garden

Private enclosed rear garden. Main laid to lawn with paved seating area and shrub borders.



Garage

To the rear of the property is a single garage with a metal up and over door.

Front of the property

Lawned area with shrub bordered and pedestrian access to the front door.

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.

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