

15 Cowper Avenue, Exeter, EX2 6BT



A two bedroom well presented property situated on a great corner plot in a convenient location. The accommodation comprises entrance hall, lounge, kitchen, first floor landing, two double bedrooms and family bathroom. The property benefits from a large corner plot boasting a great size garden, and off road parking for two vehicles. Viewing is highly recommended to appreciate what is on offer.

Offers in the Region of £180,000 Freehold DCX01017

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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

Accessed via uPVC part frosted double glazed front door, door to lounge, bathroom, turning staircase to first floor landing, front aspect uPVC double glazed window, radiator, understairs storage cupboard.

Lounge 14' 8" x 10' 11" (4.467m x 3.334m)

Front and side aspect uPVC double glazed window, inset fireplace, TV point, telephone point, shelving, wood laminate flooring, radiator, door through to:



Kitchen 9' 7" x 8' 9" (2.917m x 2.664m)

Twin 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, integrated dishwasher, space for gas cooker with extractor fan above, further appliance space, plumbing for washing machine, uPVC part glaze door leads to the rear garden, wall mounted concealed boiler, radiator.



First Floor Landing

Side aspect uPVC double glazed window, window with view over the side of the property, doors to bedroom one, bedroom two, access to the loft void above.



Bedroom One 14' 6" x 11' 2" (4.422m x 3.407m)

Dual aspect uPVC double glazed windows with view over the front and the side gardens, radiator.



Bedroom Two 9' 7" x 8' 9" (2.924m x 2.661m)

Rear aspect uPVC double glazed window, radiator.

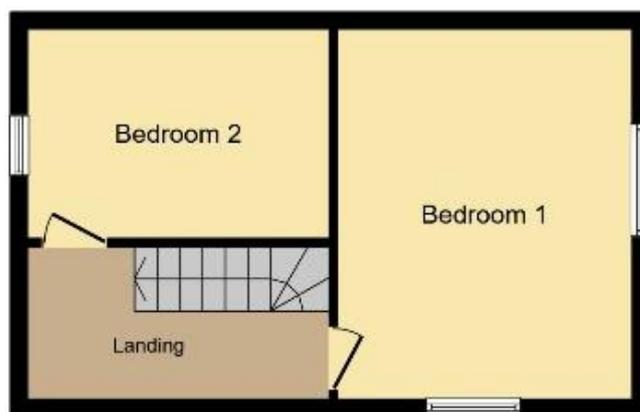


Rear Garden

Private enclosed rear garden by range of panel fencing, mainly laid to lawn, with paved walk way and brick built storage shed, raised seating area, wooden gate leads to the front of the property: two wooden sheds, off road parking for two vehicles.



Ground Floor



First Floor

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03/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

15, Cowper Avenue
EXETER
EX2 6BT

Energy rating

D

Valid until 11 June 2024

Certificate number

0222-2832-7665-9794-4251

Property type

Semi-detached house

Total floor area

50 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)