



SOUTHGATE

ESTATES

8 Cecil Road, Exeter,  
Devon, EX2 9AQ  
£215,000





## 2 Double Bedrooms, Terraced House, Enclosed Garden to Rear, Spacious Accommodation, No Onward Chain, Convenient Location

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A two bedroom terraced house located in the popular area of St Thomas. The property benefits from no onward chain and an enclosed courtyard garden to the rear. The internal accommodation briefly consists of an entrance hallway, a spacious open-plan lounge diner, a kitchen and a bathroom on the ground floor. Upstairs are the two double bedrooms.

The area provides a range of amenities including the many shops, cafes and eateries along St Thomas' high street, as well as a train station, medical centres, primary and secondary schools and Cowick Barton Playing Fields. Exeter's city centre is also just a short distance away, offering a number of high street shops, restaurants and other entertainment facilities.

With the ideal location, the spacious accommodation and the advantage of no onward chain, this excellent property should not be missed and we highly recommend internal viewing.

**Entrance Hallway** The front door opens to the entrance hallway which includes a radiator and a door to the lounge diner.

**Lounge Diner** 20' 6" x 14' 0" narrowing to 9' 11" (6.26m x 4.27m) A spacious open-plan room enjoying a fireplace with an electric fire, a uPVC double glazed window to the front aspect, a radiator and an opening to the dining area. The dining space consists of a radiator, a gas fireplace, doors to the kitchen and bathroom and stairs to the first floor incorporating storage below.



**Kitchen** 10' 10" x 7' 3" (3.31m x 2.21m) Containing a range of matching wall and base units with granite-effect worktops and a stainless steel sink and drainer unit with a mixer tap over. Space is provided for an oven with an extractor hood over, a tall fridge freezer and a washing machine. There is also a uPVC double glazed window and door to the garden and tiled walls.

**Bathroom** 10' 10" x 5' 7" (3.31m x 1.70m) Comprising a close-coupled WC, a pedestal wash basin with a tiled splashback and a mixer tap over, and a bath with a tiled surround and a shower head over. In addition, there is tiled flooring, a heated towel rail, an extractor fan, a built-in cupboard housing the Worcester combination boiler and an obscured uPVC double glazed window to the rear aspect.

**Stairs & Landing** Stairs rise to the first floor landing which provides doors to the two bedrooms, a hatch to the loft and a uPVC double glazed window to the rear aspect.

**Bedroom 1** 14' 0" x 10' 0" (4.26m x 3.06m) max A good-sized double bedroom benefitting from two uPVC double glazed windows to the front aspect and a radiator.

**Bedroom 2** 10' 1" x 8' 4" (3.07m x 2.54m) max A further double bedroom complemented by a uPVC double glazed window to the rear aspect and a radiator.

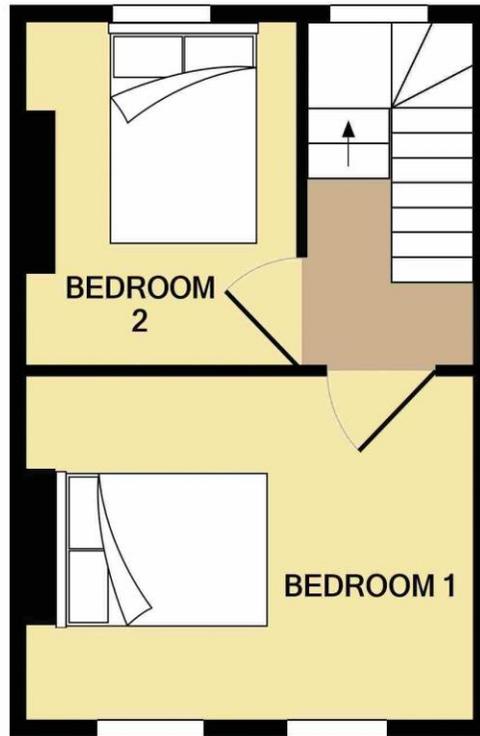
**Garden** To the rear of the property is an enclosed courtyard garden laid with artificial lawn for low-maintenance and with a gate providing access at the back.

**Tenure: Freehold**





GROUND FLOOR

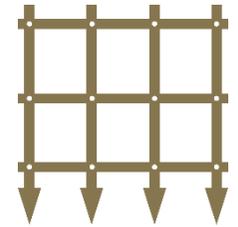


1ST FLOOR

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