



108, Cowick Hill



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, Exeter, Devon EX2 9NP

Exeter Cathedral (1.5 Miles), Exeter Quay (1.4 Miles)

A beautifully presented detached house with city views, driveway parking and landscaped gardens.

- No onward chain
- Detached 1930s home
- Beautifully presented
- Private driveway parking
- Freehold
- Superb city views
- Quiet Cul-De-Sac
- Three bedrooms
- Landscaped rear garden
- Council tax band: C

Guide Price £450,000

SITUATION

Cowick Hill is a sought-after residential road on the western side of Exeter, within the popular suburb of St Thomas. The area offers a good range of everyday amenities, including local shops, a post office, doctors' surgery, pubs and schools, with West Exe School and Sainsbury's supermarket both within easy reach.

The city centre is readily accessible by bus or on foot, providing an excellent range of shopping, dining and leisure facilities, together with Exeter Cathedral and the historic Quayside. The University of Exeter is also within easy reach. For commuters, there is convenient access to the A30, A38 and M5, while Exeter St David's and Exeter Central railway stations provide regular services to London and other major centres.

DESCRIPTION

A particularly attractive and well-presented 1930s-style detached house, occupying a pleasant position within a quiet cul-de-sac and enjoying fine views across Exeter.



The property has been significantly improved and modernised, creating a comfortable and contemporary home while retaining the character and proportions associated with its period. The accommodation extends to approximately 984 sq ft and is arranged over two floors.

Outside, the property benefits from driveway parking for two cars and an attractive landscaped rear garden, with the elevated position providing far-reaching views across the city.

ACCOMMODATION

Entering in via the front door you are greeted with the entrance hall with a ground floor WC. The sitting/dining room is a particularly generous reception space, providing ample room for both comfortable seating and dining. A recessed area offers an ideal space for a home office or study, while the bay window to the front allows plenty of natural light. The kitchen/breakfast room is a superb addition to the house and has been fitted to a high standard, providing an excellent range of wall and base units, work surfaces and integrated appliances. Bi-folding doors benefit from views across the rear garden and towards the city.

On the first floor, there are three well-proportioned bedrooms. The principal bedroom has a pleasant outlook, while the second bedroom is similarly well proportioned. Completing the accommodation is a stylish contemporary bathroom, fitted with a bath, separate shower, wash hand basin and WC.

OUTSIDE

To the front of the property is a private driveway providing off-road parking for up to two cars, together with an area of front garden which helps to set the house back from the road.

The rear garden has been attractively landscaped, providing a good degree of privacy and a pleasant space for outdoor dining and entertaining. The elevated position is a particular feature, with the garden and property enjoying fine views across Exeter and towards the surrounding landscape.

SERVICES

Utilities: Mains electric, mains water, mains gas, Mains drainage, telephone and broadband

Tenure: Freehold

EPC: D(64)

Council tax band: C

Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

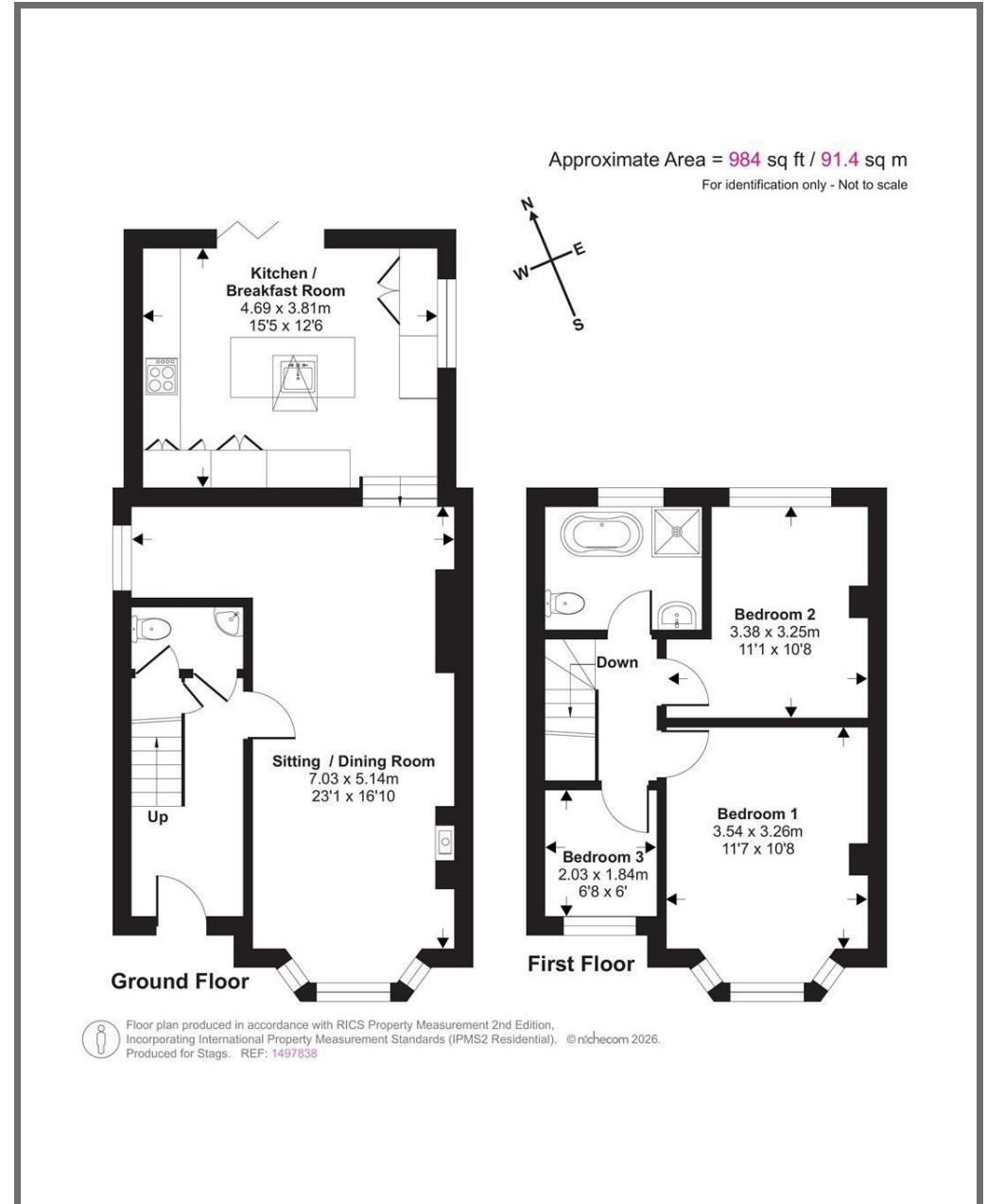


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
		81
	64	
England & Wales		
EU Directive 2002/91/EC		

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