



29 May Street, St James, Exeter, EX4 6LL
£775 PCM

A double fronted mid terrace house situated within walking distance of the city centre and convenient for the Exeter university. The accommodation has been redecorated thought and benefits from UPVC double glazing and gas central heating and comprises, sitting room, dinning room, kitchen, two double bedrooms and bathroom. To the rear is a walled garden laid to lawn.



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UPVC double glazed front door to

Entrance hall:

Stairs rising to the first floor.

Sitting room:

12'10 x 10'3 overall (3.91m x 3.12m overall)

UPVC double glazed window with aspect to the front.

Radiator. Television point. Telephone point. Wood effect laminate flooring. Wood fire surround with marble inset and hearth. Open grate.



Dining room:

9' to chimney breast x 12' (2.74m to chimney breast x 3.66m)

UPVC double glazed window with aspect to the front.

Radiator. Built in cupboards to either recess. Wood laminate flooring.



Kitchen:

17' x 5' (5.18m x 1.52m)

Fitted with a range of matching wall mounted and base units. Roll edge worktops with tiled surrounds. Single drainer stainless steel sink unit with chrome mixer taps over. Space for fridge freezer. Space and plumbing for washing machine. Gas cooker point/electric cooker panel. Radiator. UPVC double glazed windows with aspect to the rear. UPVC double glazed door to outside. Under stairs storage cupboard housing gas and electric meters.

First floor:

Split Level Landing: UPVC double glazed window with aspect to the rear. Large built in storage cupboard with fitted shelving and wall mounted gas fired boiler. Central heating control panel.



Bedroom one:

11' overall plus recess x 10'8 (3.35m overall plus recess x 3.25m)

UPVC double glazed window with aspect to the rear.

Radiator.

Bedroom two:

11'10 x 10'8 overall plus recess (3.61m x 3.25m overall plus recess)

UPVC double glazed window with aspect to the front.

Radiator.



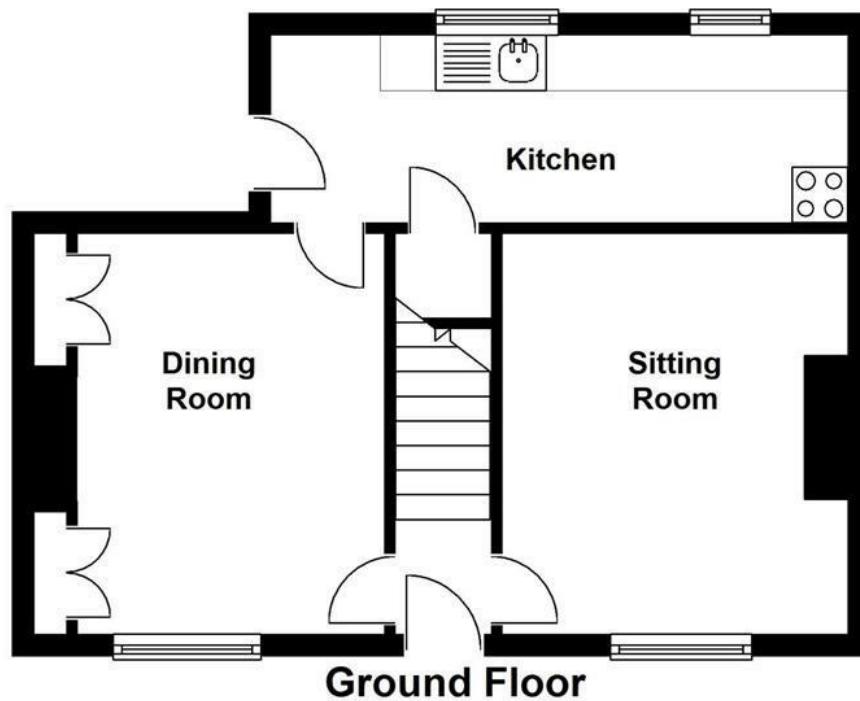
Bathroom:**9'6 x 5'8 (2.90m x 1.73m)**

Fitted with a matching three piece white suite comprising with low level closed coupled WC. Wash basin with tiled surround with cupboard under. Panel bath and tiled surround with fitted shower over. Obscure UPVC double glazed window. Extractor fan. Radiator.

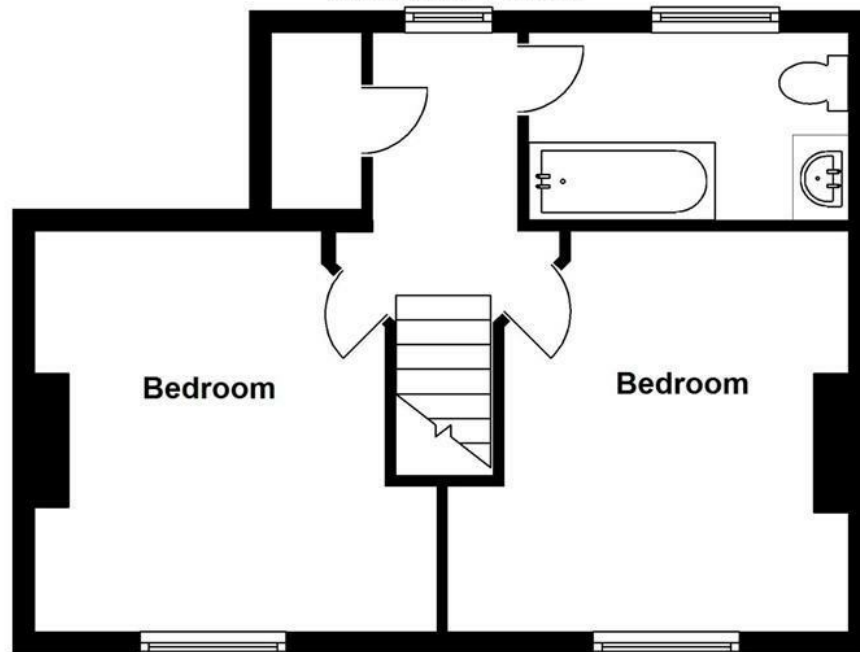
**Outside:****24'6 x 8'10 (7.47m x 2.69m)**

To the rear of the property it is a walled garden with paved area and level lawn raised beds. Cold water tap. Outside light. Covered area off the kitchen and storage shed.

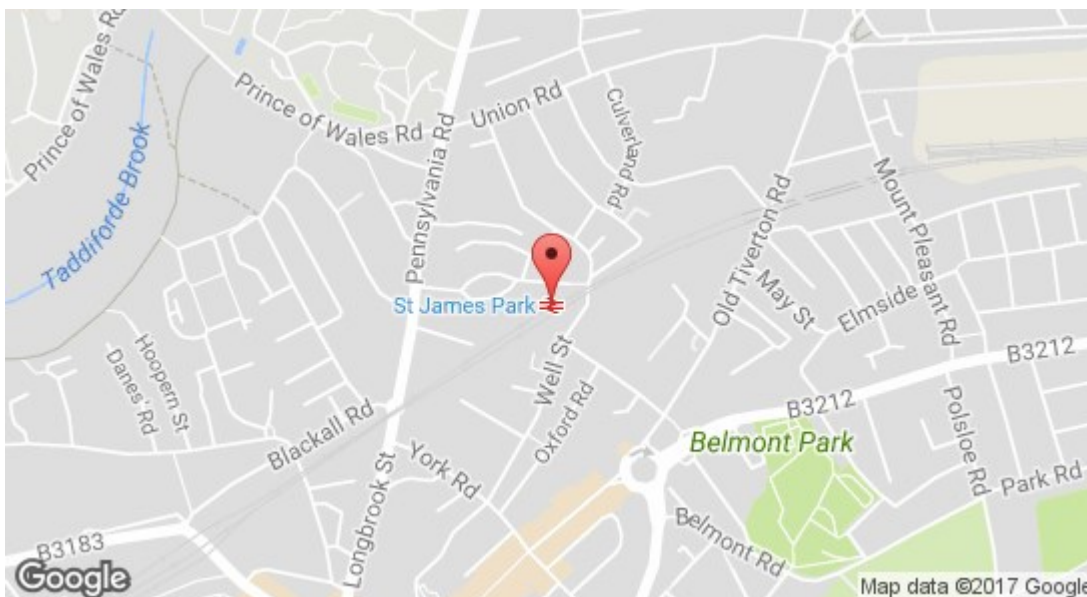




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		46
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		40
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		