



14 Parkhouse Road, St Thomas, Exeter, EX2 9DB
£850 PCM

A well presented period terraced house, situated in this popular location. The accommodation, which benefits from UPVC double glazing and gas central heating comprises entrance vestibule, hallway, living room/dining room, re-fitted kitchen with appliances, lean-to/conservatory, two bedrooms, spacious bathroom and enclosed walled courtyard style garden to the rear.



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UPVC double glazed front door to

Entrance vestibule:

Stairs rising to the first floor. Radiator. Wood laminate flooring.

Living/Dining room:

Living room:

14' into bay x 9'6 to chimney plus two recessed ar
(4.27m into bay x 2.90m to chimney plus two recesses)

Walk in bay with UPVC double glazed window to the front aspect. Original coved ceiling. Radiator. Contemporary fire surround with marble effect inset and hearth. Stainless steel, real flame gas fire. Large square arch to

Dining room:

10'6 to chimney plus two recessed areas x 10'6
(3.20m to chimney plus two recessed areas x 3.20m)

Sash window with aspect to the rear via lean to/conservatory. Under stairs storage cupboard. Radiator. Wood laminate flooring. Part glazed wood door to

Kitchen:

10'3 x 9' (3.12m x 2.74m)

Fitted with a range of modern matching wall mounted and base units in light wood finish with brushed stainless steel door furniture. High gloss black/grey marble effect vinyl roll edge worktops with tiled surrounds. One and a half bowl vinyl sink unit with chrome mixer tap over. Integrated dishwasher. Inset four burner stainless steel gas hob with hood over and oven under. Free standing fridge/freezer. Washing machine. Radiator. Part glazed door to

Lean-to/Conservatory:

10'2 x 4'6 (3.10m x 1.37m)

Part glazed door to rear garden.

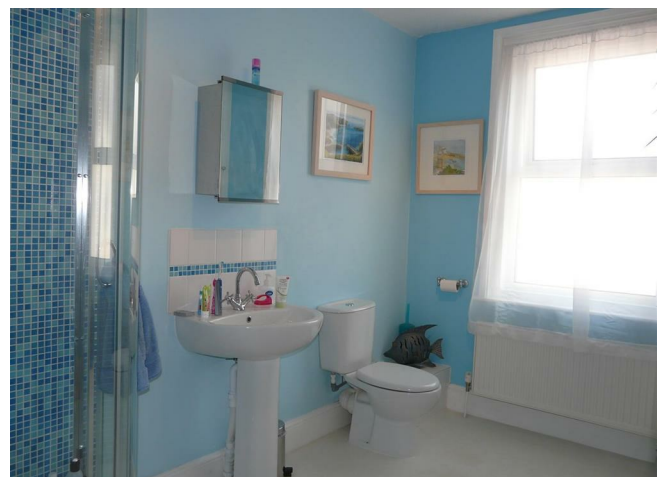
First floor landing:

Hatch to loft space. Original built in cupboard with hanging rail.

Bedroom one:

13' plus two recessed areas x 11'6 (3.96m plus two recessed areas x 3.51m)

Two UPVC double glazed windows with aspect to the front. Two radiators. Coved ceiling.



Bedroom two:

10'10 x 7'8 to chimney plus two recessed areas

(3.30m x 2.34m to chimney plus two recessed areas)

UPVC double glazed window with aspect to the rear.

Radiator.

Bathroom:

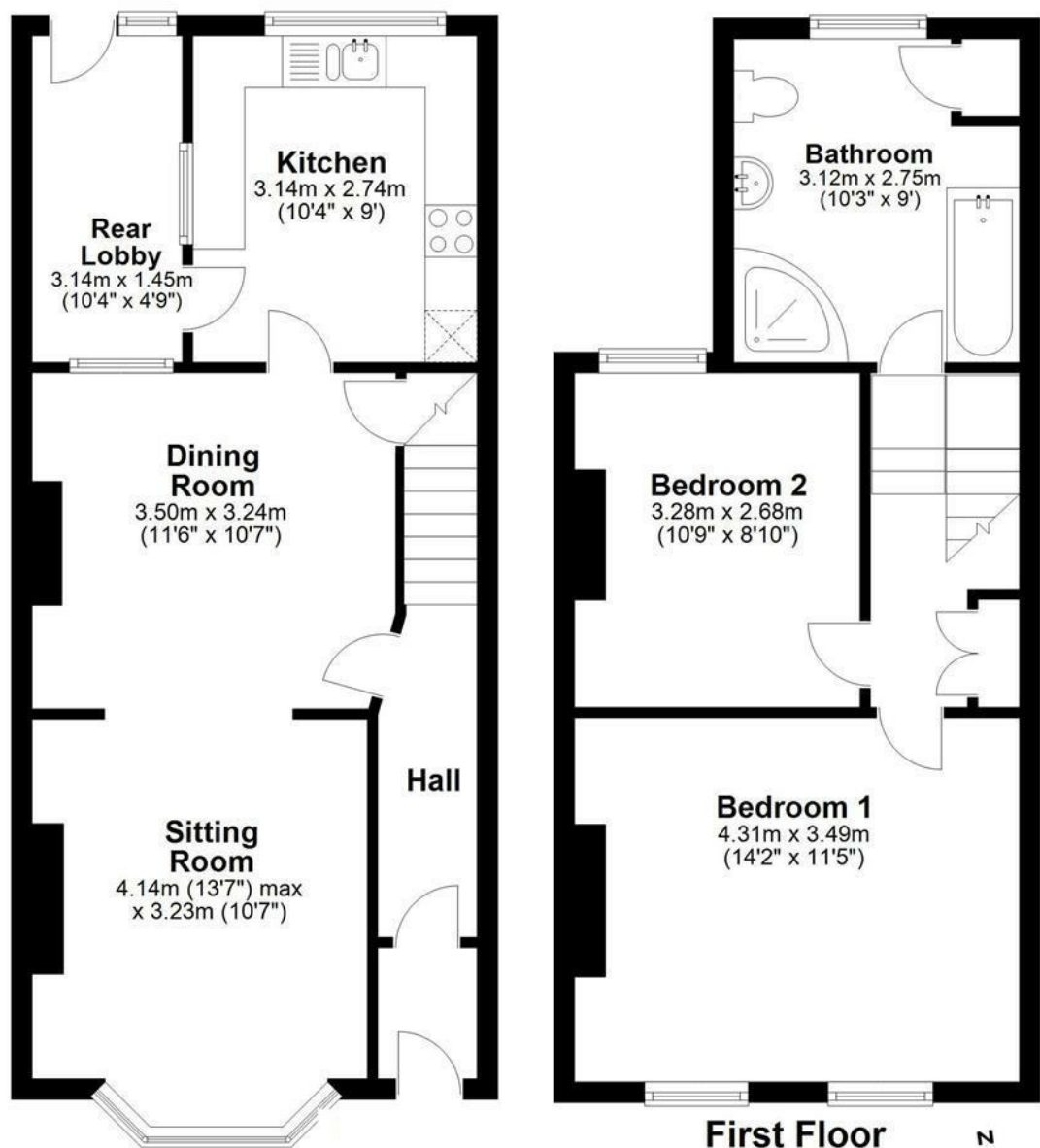
10'8 x 9'2 (3.25m x 2.79m)

Re-fitted with a modern matching white suite comprising low level close couple wc. Pedestal wash basin. Chrome mixer tap over and pop up waste. Tiled surrounds. Panelled bath with chrome mixer taps over and tiled splash backs. Fully tiled and glazed shower enclosure with fitted shower unit. Obscure UPVC double glazed window to the rear. Radiator. Built in cupboard housing wall mounted gas fired boiler.

Outside:

The property has a brick walled frontage whilst to the rear is an enclosed walled garden laid mainly to paving with raised brick borders.





Ground Floor

Total area: approx. 81.2 sq. metres (874.1 sq. feet)

14 Parkhouse Road, Exeter



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(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		82
(81-91) B		
(69-80) C	62	
(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		