



Mid Terrace Home

A fantastic opportunity to purchase this beautiful two-bedroom terraced home in the ever-popular Pinhoe area. The property has been thoughtfully updated throughout, retaining its original character while introducing a fresh, modern feel. The ground floor offers a welcoming sitting room, a modern kitchen, a bathroom and utility, and a single-storey rear extension that creates a bright and airy dining room connecting beautifully with the rest of the living space.

44 Causey Lane | Exeter | EX1 3SH

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

866 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

75C



COUNCIL TAX BAND

C



in a nutshell...

- 2 Double Bedrooms
- Living Room
- Modern Kitchen
- Bright and Airy Dining Room/Conservatory
- Utility Space
- Contemporary Bathroom
- South Facing Rear Garden
- Thoughtfully Extended
- Popular Location





the details...

Steps lead through the front garden, which is well stocked with mature plants and shrubs, to the front door. This opens into a welcoming entrance hallway with plenty of space for shoes and coats, along with a useful under-stairs storage cupboard.

A further door opens into the sitting room, a space that has been thoughtfully designed to let the character features shine while still feeling fresh and modern. High-quality laminate flooring runs throughout the ground-floor living areas, a double-glazed sash window draws in plenty of natural light, and a feature fireplace provides an attractive focal point.

Loosely separated from the sitting room is the modern kitchen, an immaculately presented space with generous storage and ample worktop areas. It includes integrated appliances such as a fridge-freezer, oven and gas hob, with dedicated space for a dishwasher. Stairs rise to the first floor from this room, making it a practical and well-connected part of the home.

Moving further into the property, you are welcomed into the bright and airy, south facing, dining room/conservatory space. This lovely space enjoys plenty of natural light from the skylights and French doors that open directly onto the garden.

Completing the ground floor is the utility room and bathroom. The utility houses the boiler and provides space for a washing machine, while the chic bathroom features a skylight, a tiled bath with shower over, WC, vanity unit and heated towel rail.



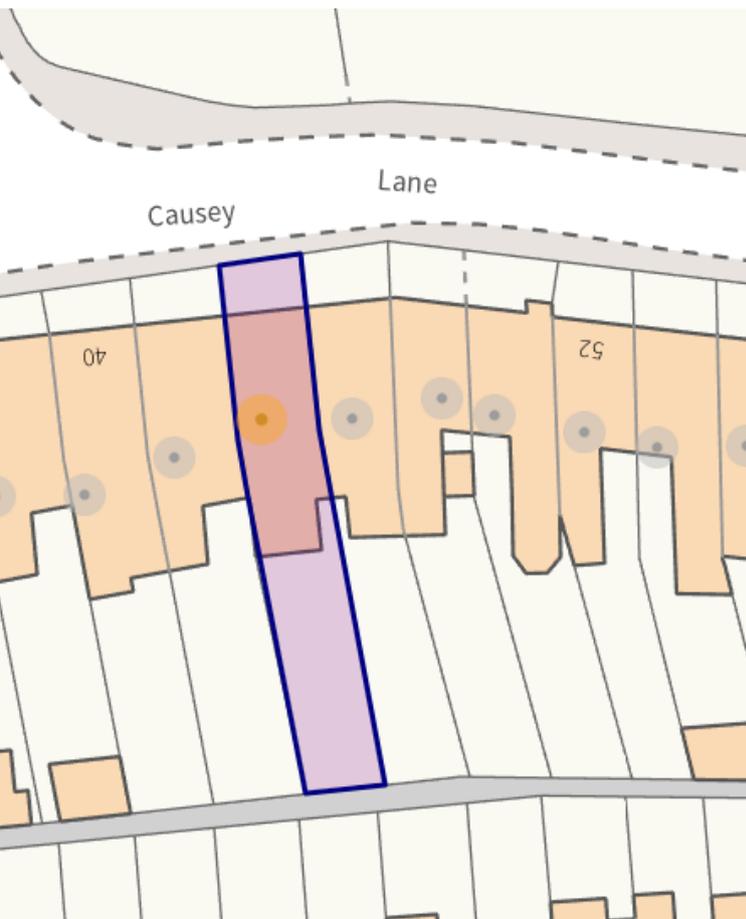




Upstairs there are two well-appointed bedrooms. The first is an especially spacious double room, where a decorative feature fireplace adds character and a sense of warmth. The second bedroom is also a comfortable double and includes its own decorative fireplace, giving both rooms a cohesive and charming feel.

Outside, the garden is mainly laid to lawn, with a patio area and established flower beds interest. A rear gate opens onto the path behind the property, providing convenient alternative access.

Tenure - Freehold
Council Tax Band C

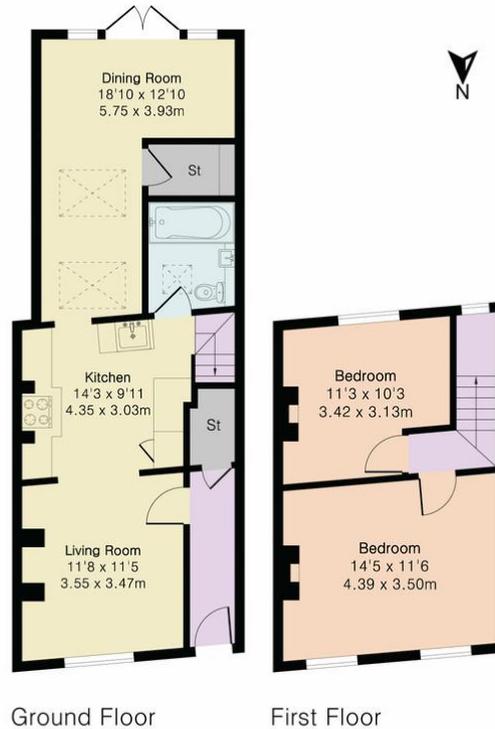


the floorplan...

Approximate Gross Internal Area 866 sq ft - 80 sq m

Ground Floor Area 554 sq ft – 51 sq m

First Floor Area 312 sq ft – 29 sq m



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complete.

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