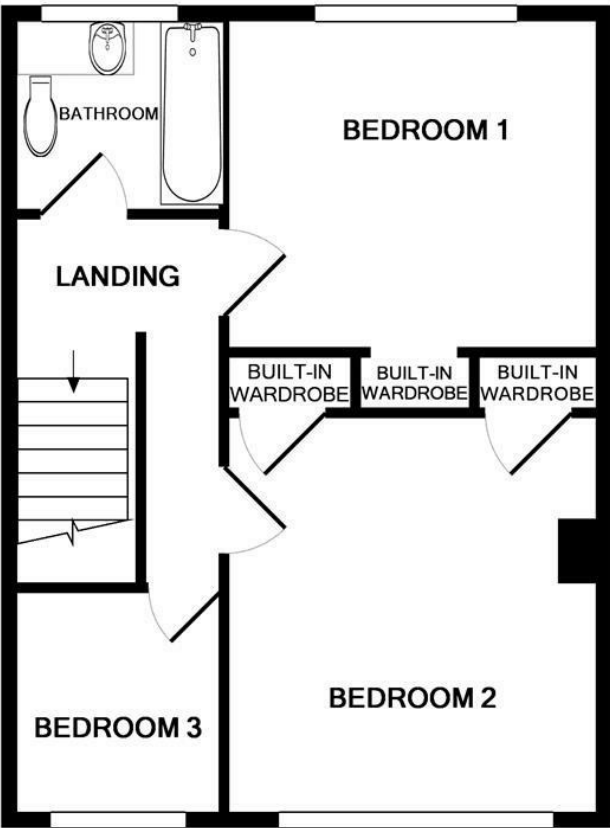


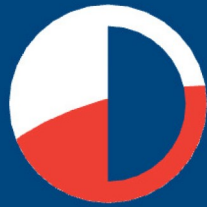
GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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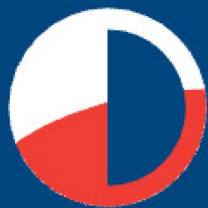


£875 PCM



8 Fowey Close, St Marks Avenue, Exeter, Devon, EX1 2PY

An opportunity to let this very well presented three bedroom house close to the popular area of Heavitree and in the catchment area for Ladysmith School. The accommodation briefly comprises a good sized kitchen/diner, spacious lounge with electric fire, 2 double bedrooms and one single and modern family bathroom. The property benefits from low maintenance front and rear gardens and a shed. There is also a garage in a block with parking for one car. The property is offered with immediate availability. Sorry no pets and no smokers.



8 Fowey Close, St Marks Avenue, Exeter, Devon, EX1 2PY

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Accommodation Comprising

Obscured PVCu double glazed front door into:

Entrance Porch

Wood effect flooring, further wooden door through to:

Living Room

4.48m x 5.51m maximum, narrowing to 4.55m (14'8" x 18'0" maximum, narrowing to 14'11")
A large PVCu double glazed window to the front aspect, stairs to the first floor landing, under stairs recess and a feature marble style fire place with flame effect electric fire which has a remote control inset. Television points, wall mounted electricity thermostat and four double power points.



Kitchen/Diner

5.51 m x 3m (18'0" m x 9'10")
Fitted with a range of base cupboards, drawers and eye level units with a roll edged work surface and tile surrounds. Stainless steel single bowl sink unit with mixer tap. Indesit electric oven and hob with extractor hood over, integral fridge/freezer and space and plumbing for a washing machine. There is also a cupboard housing the Ideal Logic gas boiler serving domestic hot water and central heating. Two PVCu double glazed windows to the rear aspect, gas central heating radiator, television point and a PVCu double glazed door to the rear.



First Floor Landing

Hatch to roof space, gas central heating radiator and doors to:

Bedroom 1

3.79m x 3.45m (12'5" x 11'3")
PVCu double glazed window to the front aspect, gas central heating radiator, telephone and television points. Built in single wardrobe with hanging rail.



Bedroom 2

3m x 3.46m (9'10" x 11'4")
PVCu double glazed window to the rear aspect, gas central heating radiator, television point, two double wardrobes with hanging rail, storage and cupboard space above.



Bedroom 3

2.14m x 1.95m (7'0" x 6'4")
PVCu double glazed to the front aspect, telephone and television points.

Bathroom

1.87m x 1.94m (6'1" x 6'4")
Fitted with a modern white suite comprising a panelled bath with tiled

surrounds, mixer shower inset and a glazed shower screen. There is also a built-in vanity unit with wash hand basin and mixer tap, with cupboard space below. Close coupled W.C, heated towel rail, tile effect flooring and an obscured PVCu double glazed window to the rear aspect. There is also a built-in bathroom cabinet with mirror.



Front Garden

path leading to the front door and a good sized level artificial grass lawn with graveled boarder and hedging.

Rear Garden

The rear garden is designed for ease of maintenance with a paved patio and graveled area. There is a wooden garden shed and an opening leading to the rear access lane, which leads to:



Garage

5.07m x 2.7m (16'7" x 8'10")
Metal up and over door.

Directions

Proceed up Sidwell Street passing the Odeon Cinema on the left and at the roundabout take the second exit off into Blackboy Road. Follow the road onto Pinhoe Road and then take a right hand turn into St Marks Avenue just past St Marks Church. Shortly down the road turn into Fowey Close and the property will be found on the left hand side.

Council Tax

C

Area

This property is tucked behind St Marks Church which gives it a lovely rural feel, whilst also being in the ideal position for anyone wanting to be close to the centre of Exeter. A short walk takes you to Clifton Hill Sports Centre, a cinema, a supermarket, public house and the High Street with all its amenities. The new Princesshay Shopping Centre and main line train stations are all within easy reach.

Lettings Fee Information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, Dormans will also apply the following upfront fees:
* Administration fee - £150 per tenant (inclusive of VAT)
* If a guarantor is required an additional fee of £90 (inclusive of VAT) will be payable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		84
(81-91) B		
(69-80) C	72	
(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	

Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.