

# THE OLD SWEET SHOP

88 COWICK STREET, EXETER, EX4 1HL



All Correspondence to:  
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## “THE OLD SWEET SHOP”

This very spacious 3 storey, 3/4 bedroom Grade II listed terrace house was refurbished two years ago and is offered for rent on a six month or twelve month tenancy.

Although the front of the property faces onto the busy Cowick Street, it is remarkably quiet inside and is very convenient for Exeter town centre a short distance away. It features very flexible room layout and a small but secluded patio BBQ area at back. The rooms are spacious with plenty of storage space. We recommend viewing to appreciate just how large the rooms are, particularly the four bedrooms.

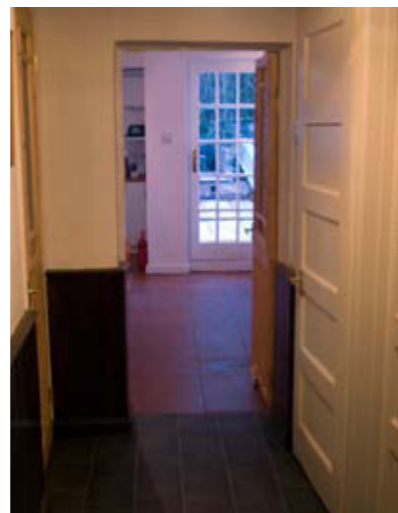
This property spacious accommodation has many traditional interesting features.

### DOWNSTAIRS

The front door leads to a wide hallway, ideal for bike or pram storage. The lower front room can be utilised as a bedroom, living room or office.

The hall leads on to the good size bathroom, small store room and large open plan kitchen diner.

The back door leads to a secluded garden area. Just adjacent is a small box room, ideal for storage or even a computer desk.



Secure  
Courtyard



KITCHEN 5.7m (18'8") x 3.6m (11'10")

narrowing to 2.0m (6'7") in the kitchen area. New sink and drainer with mixer tap over built into roll edged work surfaces with matching drawers and cupboards under.

Further range of matching wall mounted units.

Radiator

This is a great room, with lots of light and plenty of workspace. There is a dining area one end and cupboards to washer/dryer.



BREAKFAST AREA 10'3" max x 10'1" max

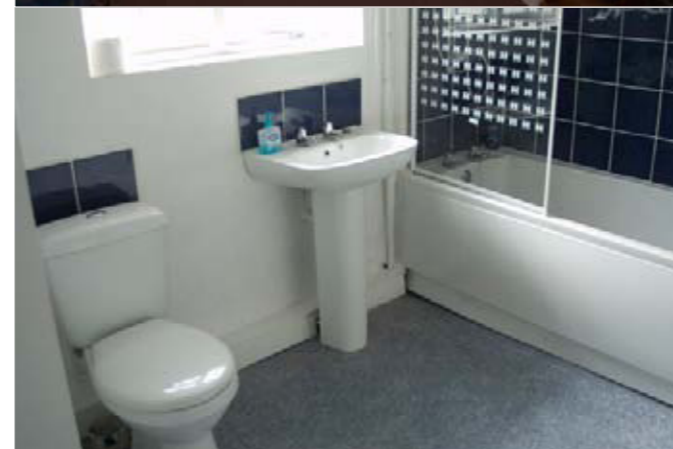
Again a good size area adjacent to the kitchen. The back door opens onto the small but secure courtyard, ideal for a small family.



FRONT WINDOW ROOM 5.8m (19'0") x 3.2m (10'6")

This large room can be used as a bedroom, lounge or office.

It has various blinds for the large front window and features a sealed off chimney inset



BATHROOM 3.1m (10'2") x 2.4m (7'10")

White suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Obscure glazed window to rear.

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## UPSTAIRS

Upstairs there is a large lounge, additional toilet with new units, and second bedroom.

A further staircase leads to the mezanine floor with two rooms. The mezanine floor above offers two rooms ideal for a bedroom and study. A new Combi boiler fires a full central heating system with radiators in all rooms.

All rooms are fitted with curtains/blinds and carpets. A wide staircase leads to the first floor with wide corridors.

### SERVICES:

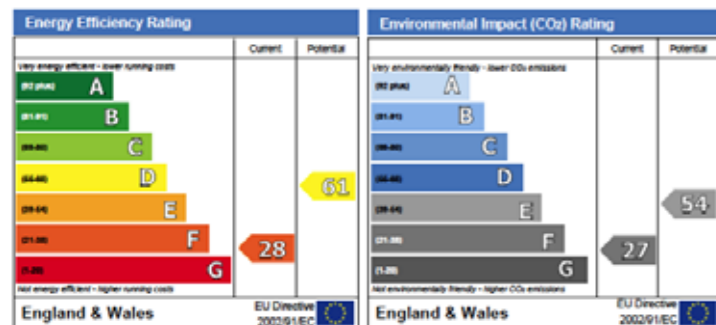
Council Tax Band B £1143.00 PA

### LIMITATIONS

Pets at landlords discretion only. No un-waged.

### CONTACT AND VIEWING

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LOUNGE (OR BEDROOM 2) : 4.9m (16'1") x 4.8m (15'9")

Large lounge with window views over Cowick Street. Bar area. Storage cupboard. Radiator. Original beam ceiling



BEDROOM 1: 3.2m (10'6") x 2.4m (7'10")

New carpet, new radiator and views South over the back garden area. Cupboard with new combi boiler.

An upstairs toilet is adjacent

BEDROOM 3 2: 5.3m (17'5") x 2.4m (7'10")

Window to rear. Storage cupboard.

A good size room South East facing bedroom with sunshine in the mornings.

BEDROOM 4 OR STUDY1: 4.4m (14'5") x 2.3m (7'7")

Hatch to loft space.  
Window to rear. Area of reduced head height.

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