

## 11 Salters Court, Salters Road, Exeter, EX2 5JG



A two bedroom end of terrace property situated in a quiet no through road location with good access both in and out of the City. With accommodation comprising entrance porch, lounge, kitchen/breakfast room, two double bedrooms, bathroom, enclosed landscaped rear garden and off road parking. Offered for sale with no onward chain.

**Asking Price £220,000   Freehold   DCX02493**

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

## Entrance Porch

Access via uPVC part frosted front door. Part frosted door through to the lounge.

Lounge 12' 10" x 12' 4" (3.912m x 3.769m)

Front aspect uPVC double glazed window with view of the front garden. Television point, telephone point, cove ceiling. Stairs to first floor landing. Wood effect flooring. Two radiators. Door through to the kitchen/dining room.



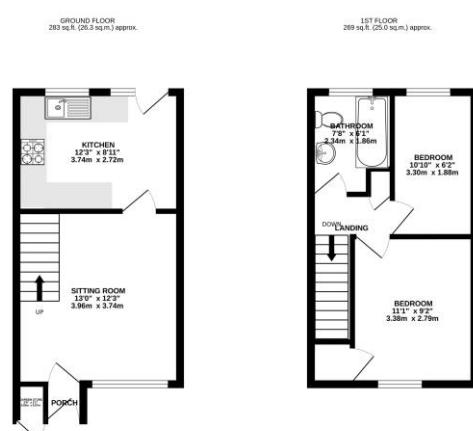
Kitchen/ Dining Room 12' 4" x 8' 11" (3.757m x 2.724m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Seating area. uPVC double glazed door leads to the rear garden.



## First Floor Landing

With doors to bedroom one, bedroom two, bathroom and storage cupboard. Access to loft void above.



**Bedroom One 11' 4" x 9' 3" (3.463m x 2.812m)**  
 Front aspect uPVC double glazed window. Television point. Storage cupboard. Radiator.



**Bedroom Two 10' 8" x 5' 11" (3.250m x 1.799m)**  
 Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



**Bathroom**  
 Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator.



**Rear Garden**  
 Private enclosed rear garden. Mainly laid to lawn with paved seating area, shrub borders and gated side access.



**Parking**  
 Allocated parking in the car park next to the property.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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# Energy performance certificate (EPC)

11 Salters Court Salters Road EXETER EX2 5JG	Energy rating <b>C</b>	Valid until: <b>8 May 2035</b>
		Certificate number: <b>0330-2948-3550-2105-6011</b>

Property type  
End-terrace house

Total floor area  
53 square metres

## Rules on letting this property

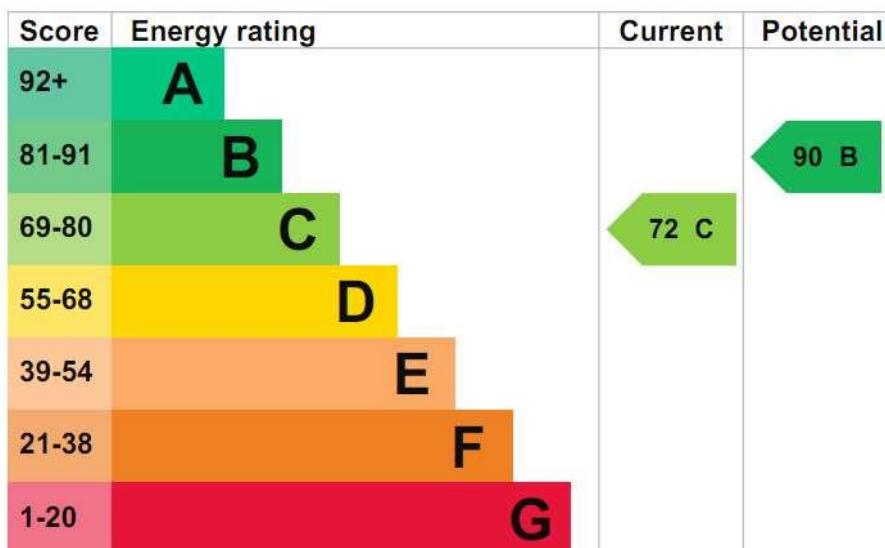
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.