

322a Topsham Road, Countess Wear, Exeter, EX2 6HG



A well presented modern two bedroomed self-contained ground floor flat is offered for sale benefiting from an entrance hall, open plan kitchen/lounge, two bedrooms, bathroom and a fully enclosed private area of garden to the rear. The flat is currently occupied and is available either with vacant possession or as a going concern with tenant in residence. Very popular and convenient location towards the City outskirts.

Asking Price £165,000 Leasehold DCX02533

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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 Hall

uPVC partly glazed front door. Storage cupboard housing gas meter and central heating boiler. Central heating thermostat. Radiator.

Lounge/Kitchen 15' 7" x 15' 4" (4.74m x 4.68m)

15' 7" x 15' 4" (4.74m x 4.68m) Double glazed window to rear elevation. Radiator. Two velux skylights. Double glazed door leading out to courtyard. Kitchen Area Built in fridge/freezer, dish washer, and washing machine. Gas hob with electric oven below and extractor over. Stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with formica roll edged work tops over. Wood effect vinyl floor covering



Bedroom One 14' 8" x 10' 6" (4.48m x 3.21m)

Double glazed window to rear elevation. Skylight. Radiator. Built in double wardrobe with hanging rail and shelving. Enclosed light fitting. TV and telephone point.



En-suite 6' 8" x 4' 9" (2.04m x 1.46m)

Tiled flooring. Extractor. Low level WC, Pedestal wash hand basin and Large double shower cubicle with glass shower screen. Mira electric Sport shower. Heated towel rail.

Bedroom Two 11' 3" x 10' 0" (3.44m x 3.06m)

Double glazed window to front elevation. Radiator. Built in wardrobe with hanging rail and shelf. Telephone point and TV point.



Bathroom

Double glazed window to front elevation. Tiled flooring. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath with folding shower screen. Heated towel rail. Light pull cord



Courtyard Garden

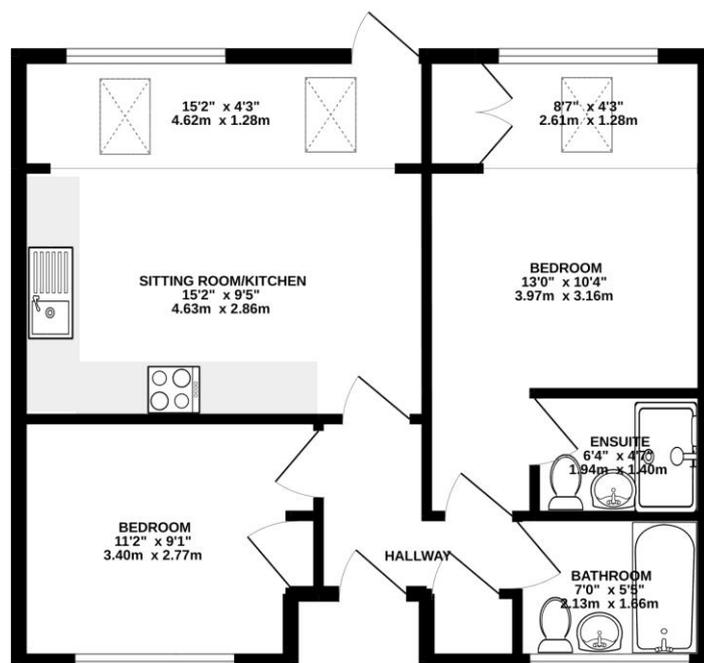
To the rear there is a pleasant courtyard garden with flower troughs. Rear access gate. Garage in a block



Extra Information

Council Tax Band A - Exeter City Council Construction: Brick Utilities: Mains Drainage, Water, Gas & Electricity. Flood Risk: Very Low Risk Broadband: Standard, Superfast & Ultrafast Broadband Broadband Speed: Download 1800mbps, Upload 220mbps Mobile Coverage: Indoor: EE- Voice & Data Limited. Three-Voice & Data Likely. O2 - Voice Likely, Data Limited. Vodafone - Voice & Data Limited Outdoor: EE, Three, O2 & Vodafone - All Voice Likely and Data Likely. Tenure: 999 year lease from 1st May 1993 (967 years remaining)

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA - 567 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.
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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.

Energy performance certificate (EPC)

322, Topsham Road EXETER EX2 6HG	Energy rating C	Valid until: 2 July 2027
		Certificate number: 0357-2827-7738-9703-6011

Property type: Mid-terrace house

Total floor area: 63 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

For properties in England and Wales: