

Flat 4, Homeclyst House, Alphington Street, Exeter, EX2 8AS



A well presented one bedroom ground floor retirement apartment with stunning communal gardens.

The accommodation comprises lounge with archway through to the kitchen, bedroom with fitted wardrobes, bathroom and useful storage cupboard. Located in the popular location of St Thomas just a short walk to Exeter's Quay, Exe Bridges retail park and Cowick Street.

£75,000 Leasehold DCX01617

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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

Accessed via solid wood front door. Doors to the lounge, bathroom and bedroom. Storage cupboard with slatted shelving.

Lounge/Diner 18' 4" x 10' 9" (5.599m x 3.284m)

Front aspect uPVC part glazed doors leads to the communal gardens. TV point. Telephone point. Wall lights. Night storage heater. Access through to:

Kitchen 7' 6" x 5' 5" (2.283m x 1.657m)

Fitted range of eye and base level units with stainless steel sink with single drainer. Further appliance space. Part tiled walls. Extractor fan.

Bedroom One 15' 1" x 8' 6" (4.609m x 2.590m)

Front aspect uPVC double glazed window. Built in double wardrobe with shelving. TV point. Wall lights. Night storage heater.

Bathroom 6' 10" x 5' 2" (2.08m x 1.57m)

Three piece suite comprising panel enclosed bath. Low level WC. Wash hand basin with storage below. Fully tiled walls. Cove ceiling. Wall mounted heater. Extractor fan.





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.

Cookslays 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.

27/10/2022, 09:50

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Flat 4
Homeclyst House
Alphington Street
EXETER
EX2 8AS

Energy rating

C

Valid until:

2 October 2032

Certificate number: 9340-2917-4200-2602-5011

Property type

Ground-floor flat

Total floor area

44 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60