

4, Grendon Buildings, Exeter, EX1 1DN



Set in the heart of the City Centre this rarely available two bedroom terrace property is offered for sale with no onward chain. The accommodation comprises living room, kitchen, two first floor bedrooms, shower room, courtyard garden perfect for alfresco dining. Viewing is highly recommended. A good investment opportunity or first time buy.

Offers in the Region of £200,000

DCX01427

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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

uPVC frosted, part-glazed front door leads into Lounge.

Lounge 12' 11" x 10' 11" (3.933m x 3.321m)

Front aspect uPVC double glazed window. Television point. Telephone point. Cupboard housing meters. Coved ceiling. Radiator. Thermostat control point. Sliding door through to Kitchen.



Kitchen 10' 11" x 6' 7" (3.329m x 2.006m)

3.329 max. dimension Rear aspect uPVC double glazed window. fitted range of eye and base level units with Stainless Steel sink, single drainer and mixer tap. Roll edge work surfaces. Part-tiled walls. Integrated oven and hob with extractor above. Plumbing for washing machine. Further appliance space. Turning staircase leads to first floor landing. Part-glazed frosted uPVC double glazed door leads to courtyard garden. Wall mounted boiler. Under stairs storage.



First Floor Landing

Rear aspect uPVC double glazed window. Doors to Bedrooms One, Two and Bathroom. Coved ceiling.

Bedroom One 11' 0" x 10' 7" (3.344m x 3.23m)

Front aspect uPVC double glazed window. Coved ceiling. Radiator.



Bedroom Two 6' 7" x 8' 1" (2.006m x 2.475m)

Rear aspect uPVC double glazed window. Coved ceiling. Access to loft void above. Storage cupboard. Radiator.



Bathroom

Three piece suite comprising fully enclosed shower cubicle, low level WC and wash hand basin with mixer tap and storage below. Part-tiled walls. Spotlighting. Extractor fan. Radiator.



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.

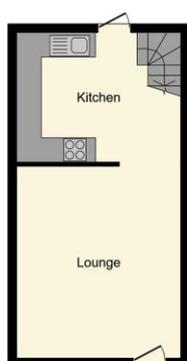
Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Other Information

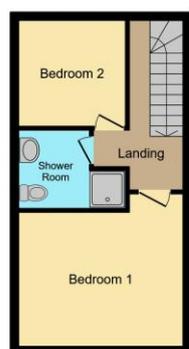
EPD: D

Council Tax: B

Parking: Permit parking via Council for Quay Carpark



Ground Floor



First Floor

06/05/2022, 09:28

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

Energy performance certificate (EPC)

4 Grendon Buildings EXETER EX1 1DN	Energy rating D	Valid until: 12 April 2032
		Certificate number: 2958-1071-2218-4565-8415

Property type

Mid-terrace house

Total floor area

40 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 D. It has the potential to be A.

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