

10 Daleside Road, Exeter, EX4 6EP



Cooksleys are proud to present this four bedroom semi-detached property situated in a popular Pennsylvania location within easy walking distance of the primary schools and City Centre. With spacious accommodation comprising entrance hall, cloakroom, dining room, living room, kitchen, four bedrooms - one with ensuite, family bathroom, well stocked south facing rear garden. Off road parking and garage with elevated views over the City. Viewing is highly recommended. No onward chain.

Offers in the Region of £515,000 Freehold DCX02398

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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

Access via composite part frosted front door with doors to the dining room, kitchen and cloakroom. Turning staircase to the first floor landing, understairs storage cupboard, vinyl plank flooring and radiator.

Cloakroom

Side aspect uPVC frosted double glazed window, low level WC, wash hand basin with mixer tap and storage below, part tiled walls, storage cupboard and heated towel rail.

Kitchen 12' 5" x 8' 3" (3.780m x 2.509m)

Rear and side aspect uPVC double glazed window with a view over the rear garden. Fitted range of eye and base level units with sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated double oven and hob with extractor fan above, integrated fridge. Plumbing for washing machine, vinyl tiled flooring, radiator, uPVC part frosted door leads to the patio and rear garden.



Dining Room 12' 11" x 11' 11" (3.930m x 3.630m)

Rear aspect uPVC double glazed sliding doors leading to the patio and rear garden. Wooden mantle, cove ceiling, shelving, laminate flooring, radiator and archway leading through to the lounge.



Lounge 14' 7" x 11' 11" (4.440m x 3.631m)

Front aspect uPVC double glazed bay window, brick fireplace with log burner, wooden mantle and tiled hearth. Cove ceiling, television point, radiator.



First floor landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Turning staircase to second floor, storage cupboard housing the wall mounted boiler.

Bedroom One 15' 2" x 11' 10" (4.619m x 3.596m)

Front aspect uPVC double glazed window with a view over the front garden. Floor to ceiling wardrobes with hanging space and shelving and radiator.



Bedroom Four 17' 6" max x 17' 2" max (5.33m x 5.23m)

Dual aspect Velux windows, storage cupboard and further into eave storage, radiator, spotlighting. Door through to the ensuite shower room.



Bedroom Two 13' 6" x 11' 1" (4.116m x 3.376m)

Rear aspect uPVC double glazed window with view over the rear garden and city. Radiator.

Bedroom Three 8' 7" x 8' 3" (2.610m x 2.513m)

Front aspect uPVC double glazed window. Radiator.

Bathroom 9' 2" x 5' 10" (2.794m x 1.780m)

Twin rear aspect frosted uPVC double glazed windows. Three piece suite comprising panel enclosed bath with shower above, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan and spotlights.



Ensuite 8' 0" x 7' 3" (2.444m x 2.210m)

Rear aspect Velux window. Walk in shower cubicle, low level WC, wash hand basin with mixer tap, tiled flooring, part tiled walls, extractor fan, spotlighting and heated towel rail.

Rear garden

Private enclosed rear garden by range of panel fencing with paved seating area with raised beds and access through to the large lawned area with mature shrub borders and a variety of trees. Garden pond, greenhouse, well stocked garden, pedestrian access to the garage.



Second Floor landing

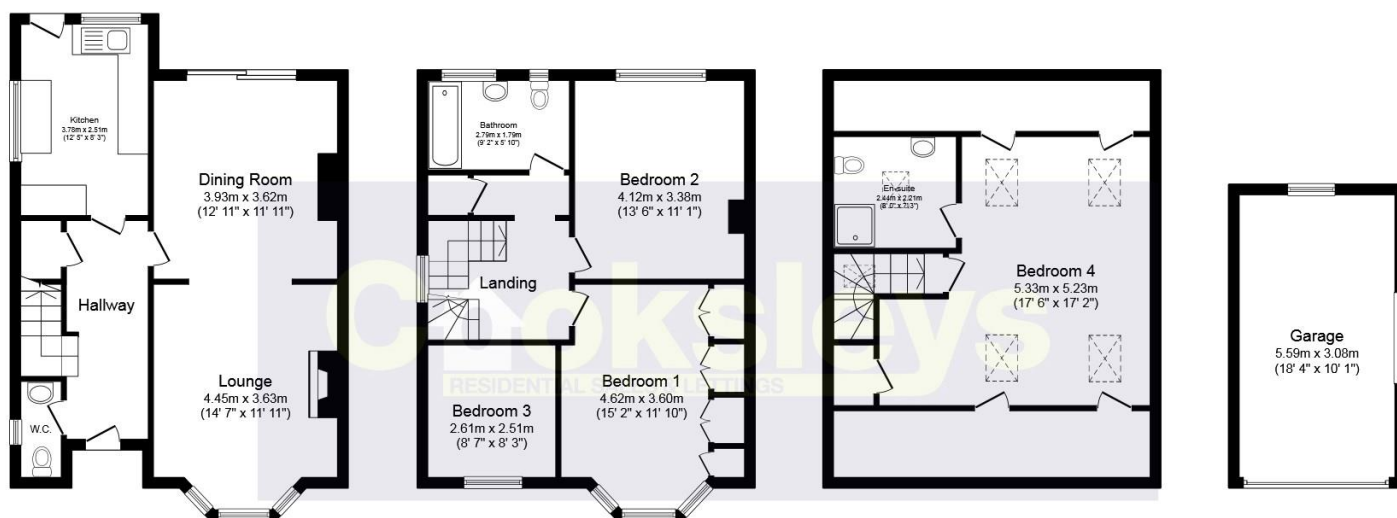
Side aspect Velux window and door through to bedroom four.

Garage

With a metal up and over door, twin side aspect windows and light and power.

Front of property

Off road parking for up to three vehicles and small lawned area with shrub borders and pedestrian access to the front door.



Ground Floor

Floor area 51.7 sq.m. (556 sq.ft.)

First Floor

Floor area 50.2 sq.m. (541 sq.ft.)

Second Floor

Floor area 34.5 sq.m. (372 sq.ft.)

Garage

TOTAL: 165.5 sq.m. (1,781 sq.ft.)(Including the garage and maximum measurements incorporating restricted areas)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy performance certificate (EPC)

10 Deacons Road E4 1TS E4 1EP	Energy rating C	Valid until 27 August 2034
		Certificate number 0340-2913-8486-2324-0155

Property type Semi-detached house

Total floor area 138 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/government/uploads/system/uploads/attachment_data/file/600000/guidance-for-landlords-on-the-regulations-and-exemptions) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/guidance-for-landlords-on-the-regulations-and-exemptions

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional information

Council tax band E

Vendors Notes

The property benefits currently from having a stair lift fitted, this can stay in situ if the new purchasers would see fit.

Floor Area

The square meters measurement is calculated on the usable living area.

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.

Cookshills 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.