

51 Bathern Road, Digby, Exeter, EX2 7QE



A stunning and immaculately presented four-bedroom town house situated in a quiet no through road yet in an ideal location for local amenities and great access into the City Centre. The accommodation offers entrance hall, inner hallway, study, beautiful kitchen/dining space, cloakroom, first floor lounge, first floor master en-suite, three second floor bedrooms and family bathroom. The property also offers a private enclosed rear garden and also benefits from a single garage with parking in front.

Viewing is highly recommended to appreciate what is on offer.

£320,000 Freehold DCX00879

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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

Part frosted front door leads to entrance hall: double doors leads to:

Inner Hallway

Doors to study, kitchen/diner, cloakroom, stairs to first floor landing, cove ceiling, radiator.



Cloakroom

Low level WC, pedestal wash hand basin with tiled splashback, part tiled walls, extractor fan, tile effect flooring, radiator.

Study/Reception Room

Front aspect uPVC double glazed window, TV point, telephone point, cove ceiling, radiator.



Kitchen/Diner

Open plan kitchen diner, rear aspect uPVC double glazed window, fitted range of eye and base level units with stainless steel sink and half with mixer tap and single drainer, roll edge work surfaces, part tiled walls, integrated double oven and hob with extractor fan over, integrated fridge and freezer, integrated dishwasher, integrated washer/drier, understairs storage cupboard, two radiators, French doors leading to the rear garden.



First Floor Landing

Doors to lounge, bedroom one and turning staircase to the second floor, radiator.



Lounge

Twin front aspect uPVC double glazed windows, TV point, telephone point, cove ceiling, two radiators.



Second Floor Landing

Doors to bedroom two, bedroom three, bedroom four, bathroom, built in airing cupboard with hanging space and shelving.

Bedroom Two

Twin rear aspect uPVC double glazed windows with view over the rear garden, two radiators.



Bedroom One

Rear aspect uPVC double glazed windows with view over the rear garden, built in floor to ceiling wardrobes with hanging space and shelving, TV point, telephone point, two radiators, door to:



Bedroom Three

Front aspect uPVC double glazed window, radiator.



En-suite

Three piece suite comprising panel enclosed bath with mixer tap and hand held shower above, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, shaver point, extractor fan, heated towel rail.

Bedroom Four

Front aspect uPVC double glazed window, radiator.



Bathroom

Three piece suite comprising panel enclosed bath with mixer tap and hand held shower above, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, extractor fan, heated towel rail.

Outside

Private enclosed rear garden mainly laid to lawn with patio area. Single garage with up and over door, with parking for once vehicle in front.

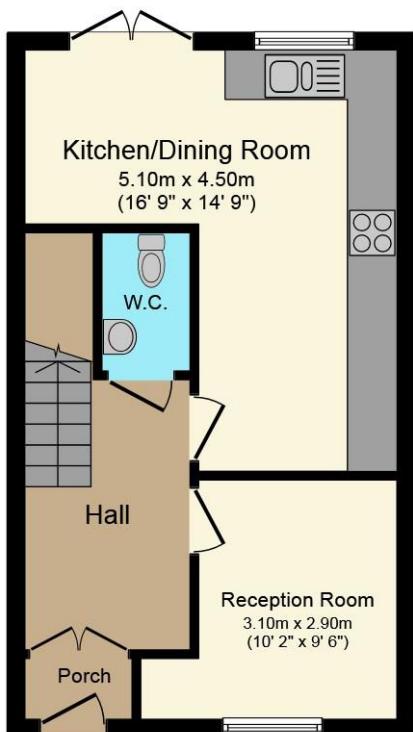


Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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.

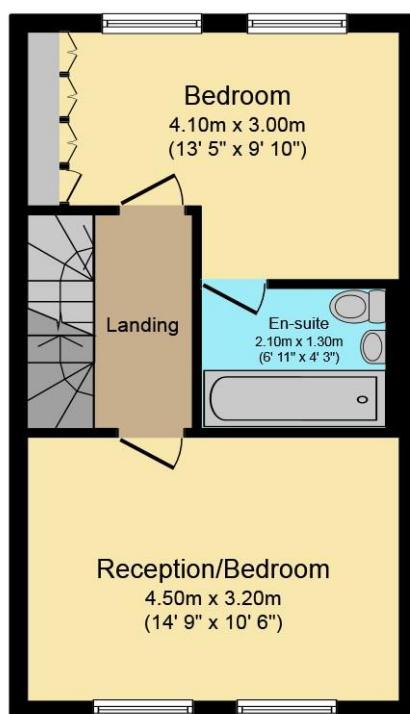
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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.



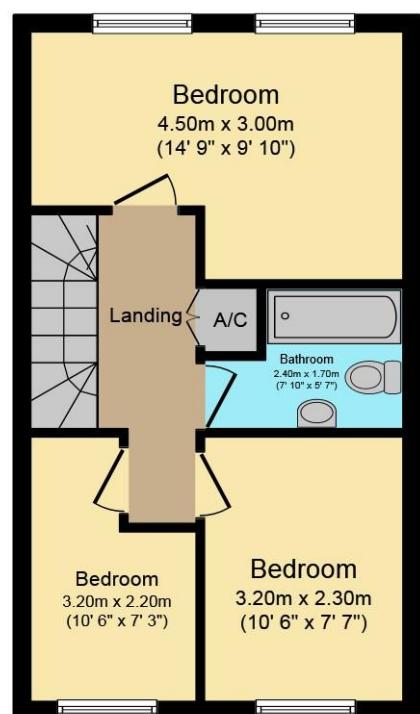
Ground Floor

Floor area 36.0 sq. m. (388 sq. ft.)
approx



First Floor

Floor area 36.0 sq. m. (388 sq. ft.)
approx



Second Floor

Floor area 36.0 sq. m. (388 sq. ft.)
approx

Energy Performance Certificate



51, Bathern Road, EXETER, EX2 7QE

Dwelling type: Mid-terrace house
Date of assessment: 23 July 2012
Date of certificate: 23 July 2012

Reference number: 8800-1370-7029-2127-4323
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

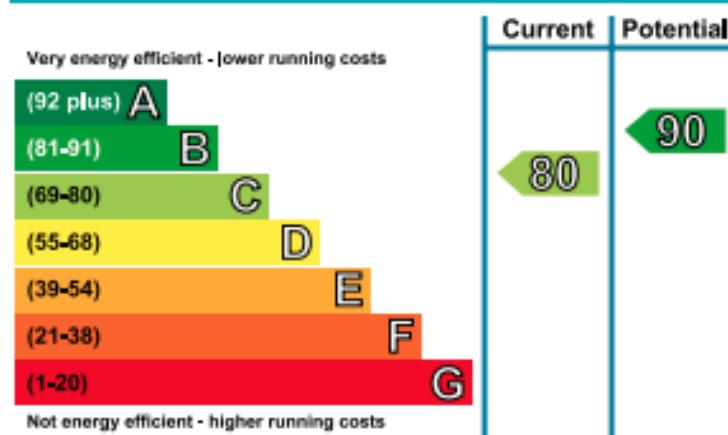
Estimated energy costs of dwelling for 3 years:	£ 1,440
Over 3 years you could save	£ 105

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 942 over 3 years	£ 948 over 3 years	
Hot Water	£ 321 over 3 years	£ 210 over 3 years	
Totals	£ 1,440	£ 1,335	 You could save £ 105 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 105
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 726

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.