

12 Brookside Crescent, Exeter, EX4 8NF



Cooksleys are delighted to offer this two-bedroom semi-detached bungalow to the market. In need of updating, additional accommodation includes a lounge/diner, kitchen, study and shower room. The property benefits from an enclosed rear garden, off road parking and a garage. Located in a quiet road, close to Arena Park, this property offers great potential.

Offers in the Region of £260,000 Freehold DCX01371

12 Brookside Crescent, Exeter, EX4 8NF

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC side door. Doors leading to Lounge, Kitchen, Bedrooms One and Two, Shower Room and storage cupboard. Access to loft void above. Coved ceiling. Radiator.

Lounge/Diner 19' 5" x 10' 7" (5.920m x 3.229m)

Rear aspect uPVC double glazed window with outlook to rear garden. Electric fire and fire place. Television point. Telephone point. Coved ceiling. Picture rail. Radiator. Dining space.



Kitchen 8' 6" x 8' 5" (2.58m x 2.57m)

Side aspect uPVC double glazed window Range of fitted eye and base level units and roll edge work surfaces. Stainless Steel sink. Gas cooker point. Space and plumbing for washing machine. Further appliance space. Wall mounted boiler. Part-glazed door to study:



Study 8' 3" x 6' 0" (2.505m x 1.818m)

Side aspect aspect uPVC French doors to rear garden. Electric fire place. Radiator. Storage cupboard.



Bedroom One 10' 5" x 9' 4" (3.178m x 2.847m)

Front aspect uPVC double glazed window overlooking front garden. Coved ceiling. Radiator.



Bedroom Two 8' 6" x 8' 4" (2.583m x 2.532m)

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



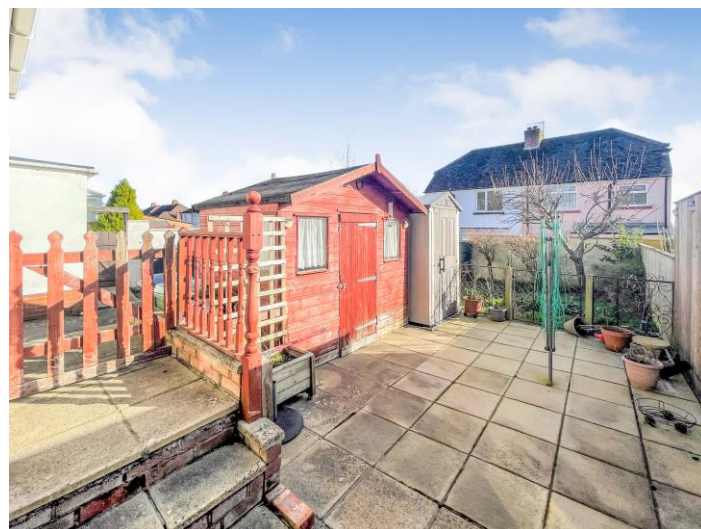
Shower Room

Side aspect uPVC double glazed window. Three piece white suite comprising fully enclosed shower, low level WC and pedestal wash hand basin with storage below. Heated towel rail.



Rear Garden

Private garden enclosed with panel fencing. Steps to paved seating area. Storage shed. Further area of lawn with mature shrubs and borders



Garage and parking.

Brick built garage with wooden double doors. Off road parking for one vehicle. Shared driveway

EPC C COUNCIL TAX: C

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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Total floor area 70.1 sq.m. (755 sq.ft.) approx
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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

12, Brookside Crescent
EXETER
EX4 8NF

Energy rating

DValid until: **1 April 2024**Certificate number: **0728-6021-7214-2114-5954**

Property type

Semi-detached bungalow

Total floor area

54 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 B.

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