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

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.
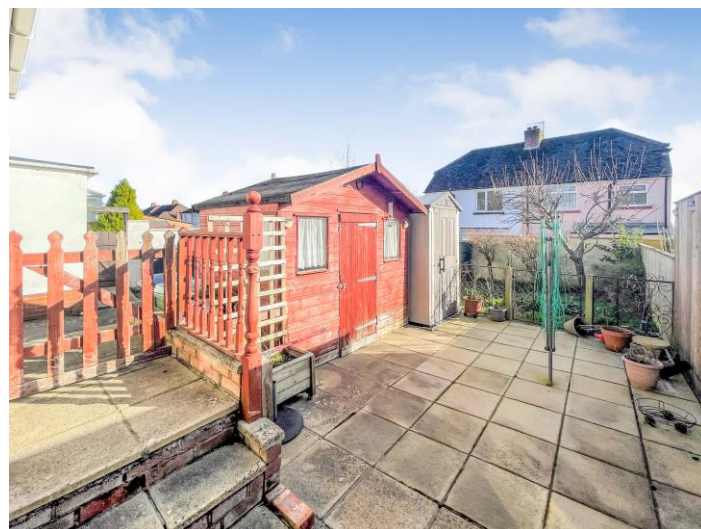

Shower Room

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

Floor Plan
Floor area 58.1 sq.m. (625 sq.ft.) approx

Garage
Floor area 12.0 sq.m. (130 sq.ft.) approx

Total floor area 70.1 sq.m. (755 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy performance certificate (EPC)

12, Brookside Crescent EXETER EX4 8NF	Energy rating **D**	Valid 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).

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.