

## 87 Bartholomew Street West, Exeter, EX4 3AL



Situated in the heart of the City centre Cooksleys are proud to offer to the market a spacious one bedroom apartment with views over the city and the countryside beyond. The accommodation benefits from a large entrance hall, open plan lounge with a dining area, kitchen, master bedroom and bathroom. This property would make a perfect first time or investment, contact us now for more information and to arrange a viewing. Being sold with no onward chain

**Asking Price £135,000    Leasehold    DCX02342**

# 87 Bartholomew Street West, Exeter, EX4 3AL

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 part glazed front door with doors to the lounge, bedroom and bathroom. Storage cupboard, telephone intercom system.

### Lounge 19' 5" x 11' 1" (5.912m x 3.383m)

Rear aspect uPVC double glazed window with stunning views over the city and countryside beyond. Television point, telephone point, built in storage cupboard, radiator and access through to the kitchen.



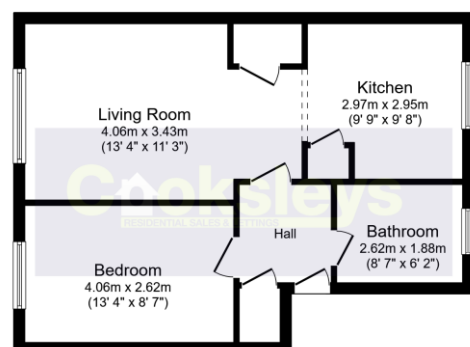
### Kitchen 9' 10" x 9' 8" (3.004m x 2.955m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel with mix tap. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above. Plumbing for washing machine, further appliance space, storage cupboard housing wall mounted boiler, radiator.



### Bedroom 13' 6" x 9' 0" (4.119m x 2.734m)

Rear aspect uPVC double glazed window with view over the city and countryside beyond. Television point and radiator.



Floor Plan

Floor area 47.0 m<sup>2</sup> (506 sq.ft.)

TOTAL: 47.0 m<sup>2</sup> (506 sq.ft.)

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.co.uk](http://www.propertybox.co.uk)

## Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising bath with mixer tap and hand held shower above, low level WC, wash hand basin with mixer tap, storage below, part tiled walls, wall mounted heater and radiator.



## Tenure

Lease Term 125 years from 5 December 1988 Lease Term Remaining 89 years

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.

Cookleys 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.



8/8/24, 10:50 AM

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

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# Energy performance certificate (EPC)

87 Bartholomew Street West EXETER EX4 3AL	Energy rating <b>C</b>	Valid until: <b>21 September 2033</b>
		Certificate number: <b>2778-1310-1161-4792-2307</b>

Property type	Top-floor flat
Total floor area	52 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: