

## 43, Fortibus Road, Exeter, EX2 7SU



Cooksleys are pleased to have the opportunity to offer to the market this well-presented property in Countess Wear, built by Taylor Wimpey in 2021 as part of the Riverside Walk development. Located close to the scenic River Exe and also the Lakeside MUGA, the property is also within easy reach of the city centre and RD&E. Offering an open plan living space with two bedrooms, bathroom and garden, the property also benefits from two off road parking spaces. An ideal first home or investor opportunity.

**Guide Price £285,000   Freehold   DCX01407**

# 43, Fortibus Road, Exeter, EX2 7SU

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

Accessed via composite front door. Front aspect frosted uPVC double glazed window. Doors to cloakroom and open plan lounge / kitchen. Utility cupboard with plumbing for washing machine and wall mounted boiler.

### Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC and pedestal wash hand basin with mixer tap. radiator.

### Living room 22' 2" x 14' 3" (6.753m x 4.334m)

Open plan living room and kitchen. Rear aspect uPVC double glazed window overlooking rear garden. Television point. Telephone point. Radiator. Under stairs storage cupboard. Turning staircase to first floor landing.



### Kitchen Area

Fitted range of eye and base level units with 1.5 Stainless Steel and drainer with mixer tap. Roll edge work surfaces. Integrated oven and hob with extractor above. Further appliance space. Radiator.



### First Floor Landing

Doors leading to Bedrooms One, Two and Bathroom. Access to roof void. Radiator.

### Bedroom One 12' 3" x 10' 10" (3.725m x 3.292m)

Rear aspect uPVC double glazed window overlooking rear garden. Twin built in wardrobes with hanging space and shelving. Television point. Radiator.



## Bedroom Two 14' 3" x 8' 3" (4.333m x 2.511m)

Twin front aspect uPVC double glazed windows overlooking the Close. Over stairs storage cupboard. Radiator.



## Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower, low level WC and pedestal wash hand basin with mix tap. Shaver point. Heated towel rail.



## Rear Garden

Private rear garden enclosed with panel fencing. Laid mainly to lawn, with paved seating area and access to side of property.



## Parking

Off road parking for two vehicles to the front of the property.

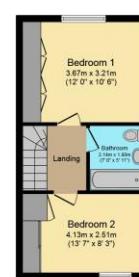
## Other Information

Council Tax Band: C EPC: B



Ground Floor

Floor area 33.0 sq.m. (355 sq.ft.)  
approx



First Floor

Floor area 33.0 sq.m. (355 sq.ft.)  
approx

Total floor area 66.0 sq.m. (710 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. Unauthorised reproduction prohibited. © Property Doctor

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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.

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

# Energy performance certificate (EPC)

43, Fortibus Road <b>EXETER</b> EX2 7SU	Energy rating <b>B</b>	Valid until: <b>22 February 2031</b>
		Certificate number: <b>2571-3001-6302-2449-5200</b>

## Property type

End-terrace house

## Total floor area

70 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 B. It has the potential to be A.

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