

## Flat 3 16 Oxford Road, St James, Exeter, EX4 6QU



A well presented one bedroom first floor apartment situated in a popular St James location in the heart of the City Centre. With accommodation comprising entrance hall, open plan lounge/ kitchen, double bedroom, shower room and office/store room. Offered for sale with no onward chain.

**Offers in the Region of £155,000    Leasehold    DCX02388**

# Flat 3 16 Oxford Road, St James, Exeter, EX4 6QU

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

With doors to lounge, bedroom and shower room.

### Open Plan Lounge/ Kitchen 20' 6" x 14' 3" (6.248m x 4.336m)

Twin front aspect Sash windows. Television point, picture rail, cove ceiling, stripped wooden flooring and radiator. Breakfast bar leading through to the kitchen area. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine and further appliance space. Further built in storage cupboards.



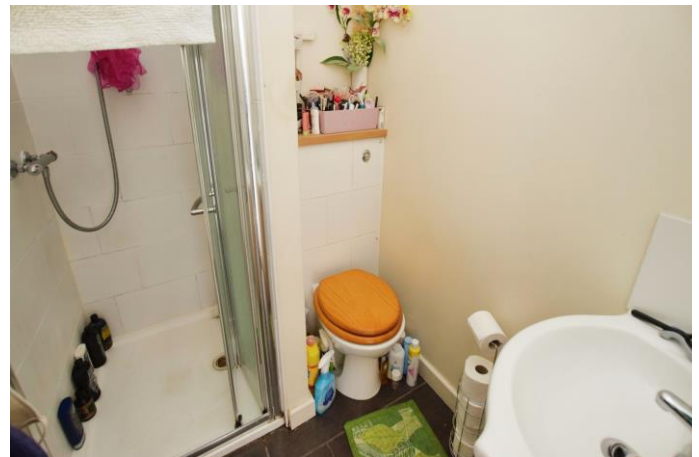
### Bedroom 10' 5" x 9' 2" (3.163m x 2.794m)

Rear aspect uPVC double glazed window. Fitted floor to ceiling wardrobes with shelving. Radiator.



### Shower Room

Three piece suite comprising fully enclosed shower cubicle, low level WC, wash hand basin with mixer tap and storage below, spotlighting, part tiled walls, tiled flooring and heated towel rail.



### Office/ Store Room 8' 1" x 6' 11" (2.454m x 2.117m)

Access via communal hallway. Rear aspect frosted uPVC double glazed window. Radiator.

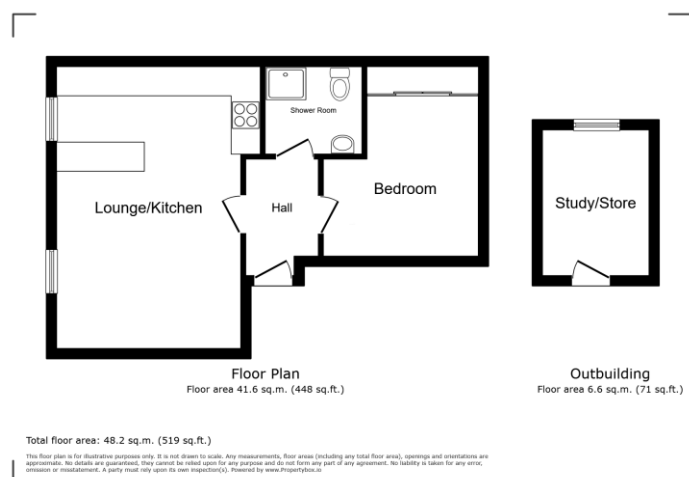
## Extra Information

Service charge £70 per month.

No ground rent.

New lease to be given to the new owners. 999 years from 1982.

The property has a fully plumbed gas central heating.



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.

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

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# Energy performance certificate (EPC)

Flat 3 16 Oxford Road EXETER EX4 6QU	Energy rating <b>C</b>	Valid until:	14 March 2032
		Certificate number:	9576-3014-7207-8872-3204

Property type	Mid-floor flat
Total floor area	40 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>	74 C	80 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: