

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

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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.



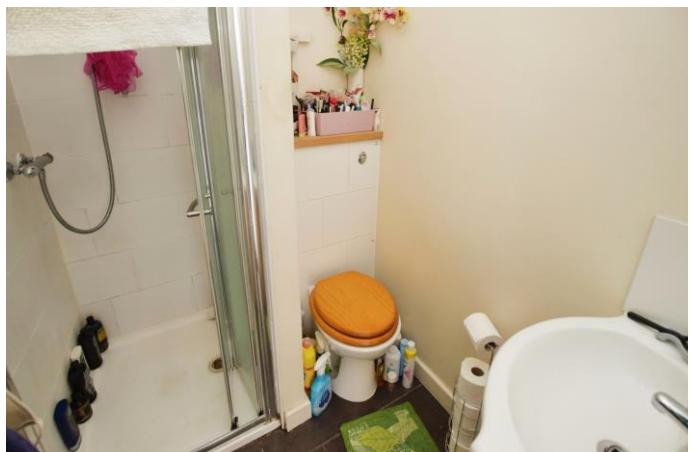
Bedroom 10' 5" x 9' 2" (3.163m x 2.794m)

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, spot lighting, 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.

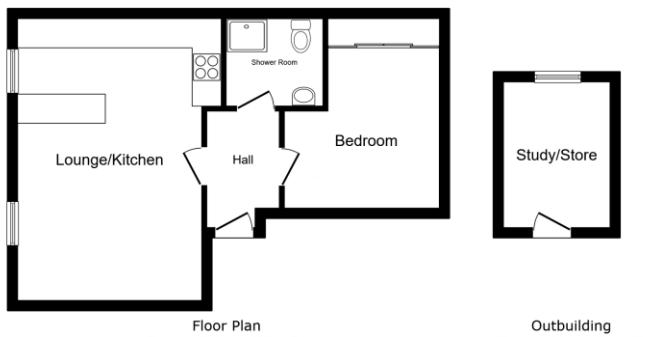
Extra Information

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.



Floor Plan
Floor area 41.6 sq.m. (448 sq.ft.)

Outbuilding
Floor area 6.6 sq.m. (71 sq.ft.)

Total floor area: 48.2 sq.m. (519 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate and are given in good faith. The vendor makes no representations for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

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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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

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Energy performance certificate (EPC)

Flat 3 16 Oxford Road EXETER EX4 6QU	Energy rating C	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

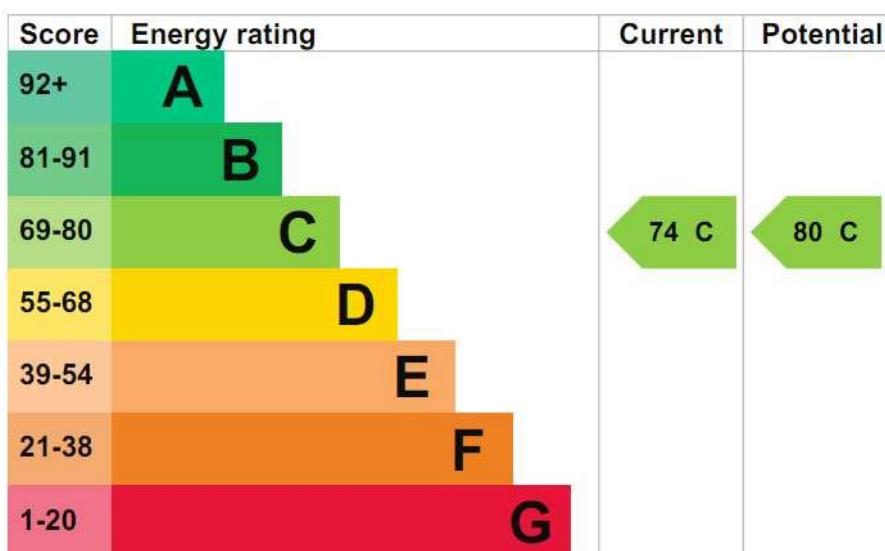
Properties can be let if they have an energy rating from A to E.

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>).

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.](#)



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.