

## CitiPad, Barle Close, Exeter, EX2 7RD



A spacious and immaculately presented two-bedroom coach house in the popular and sought after location of Clist Heath. The accommodation comprises entrance hall, landing, open plan lounge/dining space, two double bedrooms and modern bathroom. The property also benefits from a garage and driveway, providing ample parking. A perfect FTB or INVESTMENT. Viewing is highly recommended to appreciate what is on offer.

**£200,000**

**Freehold**

**DCX00919**

# CitiPad, Barle Close, Clyst Heath, Exeter, EX2 7RD

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via a part glazed front door, stairs leading to the landing.

### Landing

Access to the dining area, doors to bedroom one, bedroom two and bathroom, radiator.



### Open plan lounge 17' 9" x 16' 9" (5.41m x 5.10m)

Front and rear aspect double glazed windows, TV point, telephone point, dining area, radiators.



### Kitchen 11' 7" x 6' 6" (3.53m x 1.98m)

Front aspect double glazed window, fitted range of eye and base level units, sink with a single drainer and mixer tap, rolled edge work surfaces, part tiled walls, integrated oven and hob with an extractor fan above, appliance space, breakfast bar, tiled flooring.



### Bedroom One 11' 2" x 8' 1" (3.40m x 2.46m)

Front aspect double glazed window, double wardrobe with hanging space and storage, radiator.



### Bedroom Two 14' 1" x 9' 4" (4.29m x 2.84m)

Side aspect double glazed window, double wardrobe with hanging space and shelving, radiator.





## Bathroom

Front aspect frosted double glazed window, three piece white suite comprising of a panel enclosed bath with a mixer tap and shower above, wash hand basin, low level WC, part tiled walls, radiator.

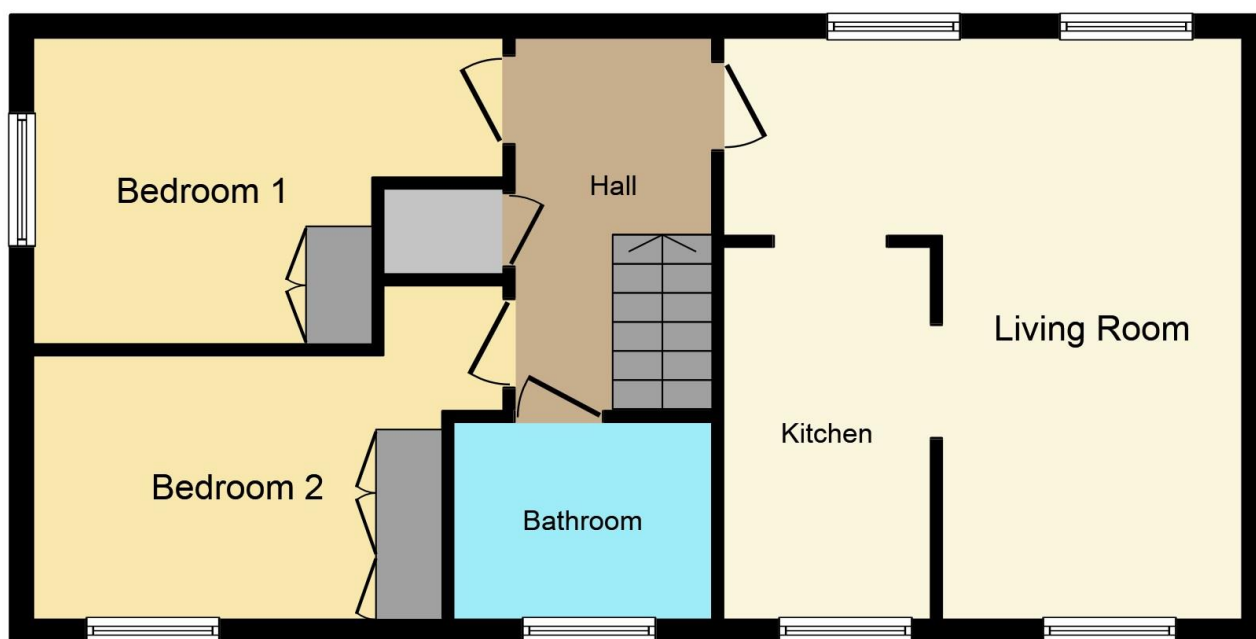


Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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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Cookisles 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.



Floor area 58.0 sq. m. (624 sq. ft.) approx

Total floor area 58.0 sq. m. (624 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



Citipad, Barle Close, EXETER, EX2 7RD

Dwelling type: Top-floor flat  
Date of assessment: 10 September 2020  
Date of certificate: 16 September 2020

Reference number: 9008-4091-7291-7120-1244  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 64 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,554
Over 3 years you could save	£ 246

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 180 over 3 years	
Heating	£ 909 over 3 years	£ 858 over 3 years	
Hot Water	£ 420 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 1,554</b>	<b>£ 1,308</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>73</p>	<p><b>Potential</b></p> <p>77</p>
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 39
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 207

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.