

5 Tower Walk, Alphington, Exeter, EX2 8FW



A unique one bedroom bungalow situated in a quiet cul de sac location in the popular Alphington location. The property benefits from an entrance hall, lounge, kitchen, bedroom, wet room and an large front garden which is mainly laid to lawn. The property is in need of updating and viewing is highly recommended. No onward chain.

Offers in the Region of £150,000 Freehold DCX02560

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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

Access via uPVC part frosted front door. Doors to cloakroom, lounge and bedroom. Radiator. Access to loft void above.

Cloakroom

With a front aspect uPVC frosted double glazed window. Low level WC, wash hand basin with tiled splashback and radiator.

Lounge 15' 10" x 11' 1" (4.818m x 3.375m)

Front aspect uPVC double glazed window with view of the front garden. Television point, telephone point, cove ceiling, radiator and thermostat control point. Door through to the kitchen.



Kitchen 6' 4" x 6' 11" (1.934m x 2.116m)

Rear aspect uPVC double glazed window. 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. Gas cooker point, plumbing for washing machine, wall mounted boiler and radiator.



Bedroom 9' 11" x 9' 10" (3.031m x 2.991m)

Front aspect uPVC double glazed window. Built in double wardrobes with hanging space and shelving. Radiator. Door through to wet room.

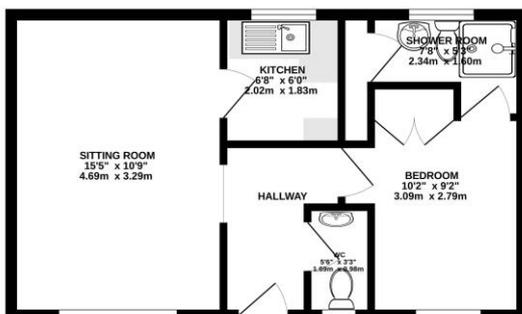


Wet Room

Rear aspect uPVC double glazed window. Walk in shower, low level WC, wash hand basin, part tiled walls. Airing cupboard with Foamdip water tank and slatted shelving. Extractor fan.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 399 sq.ft. (37.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and air space have not been taken and are for information only. Measurements are approximate and should not be relied upon for any purpose. The actual appearance and appearance of floor have not been noted and no guarantee will be given regarding the accuracy of the floorplan.

Energy performance certificate (EPC)

3 Tower Walk CND TSW CND TSW	Energy rating	Valid until	11 February 2028
	D	Certificate number	4435-8722-1400-0332-6292

Property type	End-terrace bungalow
Total floor area	39 square metres

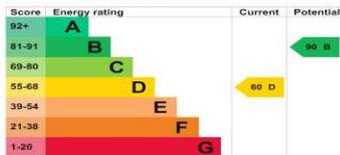
Rules on letting this property

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/landlords-protect-tenants-energy-efficiency-standards>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve the energy rating and 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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificates/4435-8722-1400-0332-6292>

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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.

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.

