



8, West Street, Exeter, Devon, EX1 1BA.

Simply a super opportunity to purchase a 3 bedroom Grade II listed terraced house, in a fantastic location close to the City centre, Quay and not too far from the University. The property has been let in previous years and, we feel, could continue to serve as an investment or as a base for first time buyers or owner occupiers in search of a good value city centre home. The accommodation offered comprises of a lounge and kitchen on the ground floor, bathroom, utility area and bedroom on the first floor plus two further bedrooms on the second floor, one of which has far reaching views over the city to the countryside beyond. The house also has gas fired central heating.

Freehold £162,500

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The accommodation, with approximate measurements only, comprises :

Front door that opens into hallway, with stairs to first floor and doors to :

Lounge 9' 10" x 8' 11" (3m x 2.72m)

Kitchen 9' 8" x 9' 9" max. dimensions (2.95m x 2.97m)

FIRST FLOOR

Bedroom 3 12' 5" x 6' 5" (3.78m x 1.96m)

Bathroom

With fitted bath (shower over), WC and hand basin

Utility area

Plumbing for washing machine.

SECOND FLOOR

Bedroom 1 9' 8" plus recess x 7' 4" (2.95m x 2.24m)

Bedroom 2 12' 3" x 6' 4" (3.73m x 1.93m)

DIRECTIONS

From the city centre West Street is approached off of the lower end of Fore St. If heading up New Bridge St from Exe Bridges, turn right by Endicott's Army Surplus. Alternatively, park in the car park close to Radmore and Tucker, (which is again just off of Exe Bridges/Western Way) and number 8 will be found on the left.





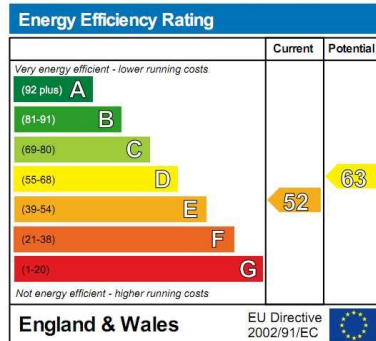
Energy Performance Certificate



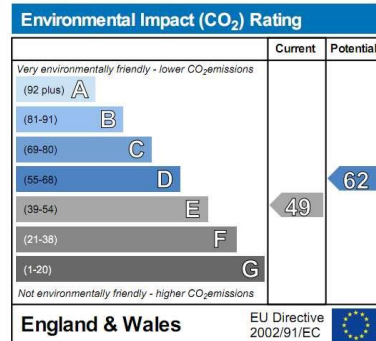
8, West Street
EXETER
EX1 1BA

Dwelling type: Mid-terrace house
Date of assessment: 24 May 2011
Date of certificate: 24 May 2011
Reference number: 0470-2894-6052-9629-5315
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	342 kWh/m ² per year	252 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.2 tonnes per year
Lighting	£61 per year	£35 per year
Heating	£696 per year	£546 per year
Hot water	£95 per year	£75 per year

You could save up to £196 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

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 and the Property Sharing Experts Westcountry team (Of which it is a member) 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.

FLOOR PLAN

Please note that all plans are for general guidance only and are NOT TO SCALE

