

12 Clifton Hill, Newtown, Exeter, EX1 2DL



Cooksleys are proud to offer this substantial period property set over five floors, currently split into five self contained apartments let with an annual income of circa £40,000. Set within good access to the city centre, RD&E, Belmont park and local amenities. The accommodation benefits from a one bedroom basement flat with a store room, one bedroom room ground floor apartment, two bedroom first floor flat, one bedroom second floor flat and a large one bedroom top floor flat. A large communal garden and off road parking to the rear. The property is being sold ideally with the current tenants in situ. Viewing is highly recommended.

Offers in the Region of £495,000 Freehold DCX01869

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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:



Basement Flat

Entrance Hall Doors to the Lounge and access to the: Inner Hallway: Storage cupboard. Radiator. Door to the Bathroom and Store room.

Store Room 10' 5" x 7' 1" (3.177m x 2.161m): Front aspect frosted window. Wall mounted boiler. Radiator. Bathroom: Side aspect frosted window. Three piece suite with cast iron bath, low level WC, Pedestal wash hand basin. Heated towel rail.

Lounge 14' 9" x 13' 6" (4.498m x 4.123m): Rear aspect window. Feature fireplace with tiled surround. Feature fireplace with tiled surround. TV point. Shelving. Radiator. Doors to the Kitchen and Bedroom.



Bedroom 15' 1" x 9' 0" (4.601m x 2.733m): Front aspect window. Sink. Radiator.



Kitchen 11' 3" x 4' 2" (3.136m x 1.280m): Rear aspect window. Stainless steel sink with single drainer. Further work surfaces. Gas cooker point. Further appliance space. Storage cupboard.



Bathroom Rear aspect window, three piece white and part tiled walls.

Flat 1

Entrance Hall Doors to the Bathroom and Kitchen.

Kitchen 14' 0" x 20' 3" (4.271m x 6.161m): Rear aspect sash window. Fitted range of eye and base level units with stainless steel sink with double drainer. Electric Cooker point. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Door to:



Inner Hallway: Rear aspect sash window. Understairs storage area. Door to:

Shower Room: Side aspect frosted window. Low level WC. Part tiled shower. Wash hand basin. Shaver point. Radiator.

Lounge 17' 9" x 15' 3" (5.404m x 4.640m): Twin front aspect sash windows. TV point. Cove ceiling. Telephone point. Two radiators. Door to:



Bedroom 14' 2" x 8' 9" (4.316m x 2.655m): Rear aspect sash window. Wash hand basin with tiled splashback. Built in wardrobe with hanging space and shelving. Cove ceiling. Radiator. Telephone point.



Flat 2

Entrance Hall: Doors to Lounge, Kitchen, Bedroom One, Bedroom Two and Bathroom. Picture rail. Thermostat control point. Radiator.

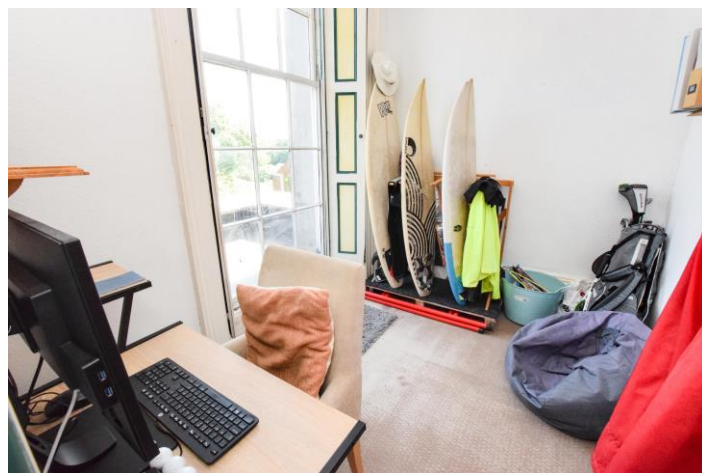
Lounge 15' 5" x 11' 4" (4.706m x 3.451m): Twin front aspect sash windows. Feature fireplace with marble surround. TV point. Picture rail. Cove ceiling. Radiator.



Bedroom One 14' 2" x 11' 4" (4.313m x 3.442m): Rear aspect sash window. Feature fireplace with marble surround. Twin built in wardrobes with hanging space and shelving. Picture rail. Cove ceiling. Radiator.



Bedroom Two 9' 6" x 7' 2" (2.908m x 2.187m): Front aspect sash window. Picture rail. Cove ceiling. Radiator.



Bathroom: Three piece suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Wash hand basin with storage below. Part tiled walls. Extractor fan. Cove ceiling. Picture rail. Radiator.

Kitchen 9' 8" x 7' 9" (2.945m x 2.363m): Side aspect window. Fitted range of eye and base level units with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Further appliance space. Radiator.



Flat 4

Entrance Hall: Doors to the Lounge, Bedroom, Kitchen/Dining Room. Radiator.

Lounge 15' 2" x 14' 3" (4.628m x 4.341m): Front aspect sash window. Feature fireplace with wooden mantle. Storage cupboard. TV point. Radiator.



Kitchen/Breakfast Room 14' 3" x 9' 10" (4.356m x 2.990m): Front aspect sash 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. Further appliance space. Seating area. Picture rail. Radiator.



Bedroom 11' 11" x 12' 8" (3.621m x 3.862m): Rear aspect sash window. Built in wardrobes with hanging space and shelving. Radiator. Door to:

En-suite: Fully enclosed shower cubicle. Low level WC. Wash hand basin. Part tiled walls. Radiator. Extractor.

Flat 5

Entrance Hall: Doors to Lounge, Bedroom and Bathroom.

Living Area 17' 7" x 20' 1" (5.362m x 6.126m): Front and rear aspect windows. TV point. Range of base level units with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Appliance space.

Bedroom 10' 11" x 9' 4" (3.323m x 2.838m): Side and front aspect windows. Electric night storage heater. Built in wardrobes.

Bathroom: Three piece white suite comprising panel enclosed bath with shower above. Low level WC. Wash hand basin with part tiled walls. Extractor. Electric wall mounted heater.

Garden & Parking

Large communal garden to the rear and off road parking for four or more vehicles.

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.