

## 47 Devonshire Place, Pennsylvania, Exeter, EX4 6JA



Cooksleys are proud to offer this spacious three bedroom property spread over three floors to the market, situated close to Exeter University and within walking distance to the City centre. The accommodation benefits from a large lounge, three bedrooms, kitchen, bathroom, downstairs cloakroom, enclosed rear garden, off road parking and a garage. The property is in good condition throughout and currently has tenants in situ. Viewing is highly recommended.

**Offers in the region of £352,500    Freehold    DCX01641**



# 47 Devonshire Place, Pennsylvania, Exeter, EX4 6JA

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

Accessed via uPVC part glazed front door. Stairs to first floor landing. Door to the garage and toilet. Understairs storage cupboard. uPVC double glazed door to the rear garden. Door to:

### Bedroom Three 7' 2" x 7' 10" (2.172m x 2.377m)

Rear aspect uPVC double glazed window. Radiator.

### Wet Room

Fully tiled walls. Wall mounted shower head. Wash hand basin with mixer tap. Low level WC. Extractor fan.

### Garage

Electric up and over door, light and power.

### First Floor Landing

Doors to Lounge, Kitchen. Airing cupboard with wall mounted boiler.

### Kitchen 12' 3" x 7' 5" (3.724m x 2.258m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and half with mixer tap and single drainer. Solid wood work surfaces. Integrated oven and hob with extractor fan above. Plumbing for washing machine and dishwasher. Further appliance space. Radiator.



### Lounge 12' 1" x 13' 3" (3.682m x 4.028m)

Front aspect uPVC double glazed window. TV point. Telephone point. Staircase to the second floor. Radiator.



### Second Floor Landing

Doors to Bedroom One, Bedroom Two and Bathroom. Access to the loft void above.

**Bedroom One 12' 5" x 9' 11" (3.777m x 3.0337m)**

Front aspect uPVC double glazed window. Twin built in wardrobes with hanging space and shelving.



**Bedroom Two 10' 6" x 8' 3" (3.194m x 2.503m)**

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



**Bathroom**

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Wash hand basin with mixer tap and storage below. Fully tiled walls. Heated towel rail. Extractor fan.

**Rear Garden**

Private enclosed rear garden by range of panel fencing. Seating area. Shrub borders. Off road parking for one vehicle and pedestrian access to the front door.



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.





## Energy performance certificate (EPC)

47, Devonshire Place EXETER EX4 6JA	Energy rating <b>D</b>	Valid until: <b>6 February 2027</b> Certificate number: <b>0538-5070-7242-4593-9920</b>
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Property type: Mid-terrace house

Total floor area: 76 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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