

## 4 Lucky Lane, St Leonards, Exeter, EX2 4UJ



Situated in the heart of St Leonards with access of both the Quay and Exeter City Centre. In a quiet side street. Spacious accommodation spread over four floors benefiting from a lounge, kitchen/dining room, three bedrooms, cloakroom, bathroom, part converted garage with a store room, off road parking, enclosed rear garden. No onward chain.

**Offers in the Region of £350,000    Freehold    DCX02313**

# 4 Lucky Lane, St Leonards, Exeter, EX2 4UJ

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

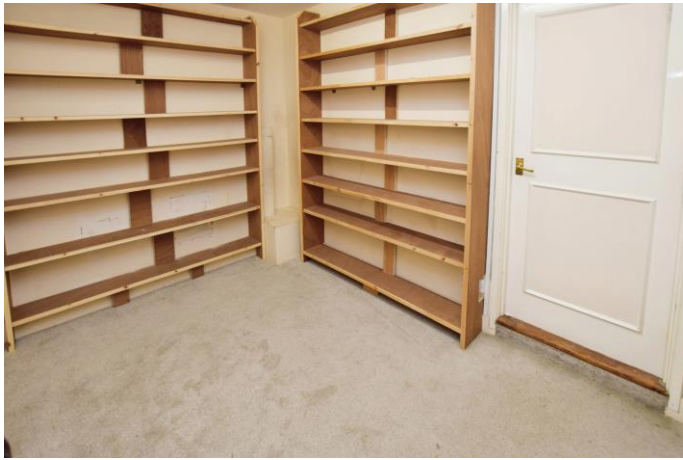
Access via part frosted front door. Doors to the cloakroom, Garage/Store room. Stairs to first floor landing and stairs to the lower ground floor. Radiator and thermostat control point.

### Cloakroom

Front aspect sealed unit, frosted double glazing. Low level WC, wash hand basin with tiled splashback.

### Garage/Store room 10' 10" x 8' 0" (3.307m x 2.448m)

Part converted. With shelving and doorway through to the original garage space.



### Garage space 8' 0" x 5' 3" (2.451m x 1.595m)

Metal up and over door. Shelving.

### Lower Ground Floor

With access to the storage cupboard with shelving and door through to the lounge.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02/22

### Lounge 14' 7" x 10' 9" (4.453m x 3.276m)

Rear aspect sealed double glazed window with view of the rear garden. Television point, wall lights, radiator. French doors leading out to the rear garden.



### First Floor Landing

With door through to Kitchen/Dining room and stairs to the second floor.

### Kitchen/ Dining Room 14' 7" x 10' 9" (4.447m x 3.264m)

Rear aspect sealed double glazed window. Fitted range of eye and vase level units with sink and a half with mix tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine, further appliance space. Large seating area. Double doors leading to the Juliet balcony with a view of the rear garden. Radiator.



### Second Floor Landing

Doors to the Bathroom and Bedroom Two.

### Bedroom Two 13' 3" x 8' 1" (4.028m x 2.457m)

Front aspect sealed double glazed window. Storage cupboards and radiator.



### Bathroom

Front aspect frosted double glazed window. Three piece suite comprising of a panel enclosed bath, low level WC, pedestal hand wash basin, part tiled walls, extractor fan and radiator.

### Third floor landing

With doors to Bedroom one and bedroom three. Storage cupboard.

### Bedroom One 20' 7" x 8' 1" (6.270m x 2.458m)

Rear and front aspect sealed double glazed window. Currently split to a mezzanine floor. Built in wardrobes with hanging spaces and shelving. Radiator. Stairs to the mezzanine level with door to into eave storage with wall mounted boiler.



### Bedroom Three 9' 2" x 6' 3" (2.804m x 1.909m)

Rear aspect sealed unit double glazed window. Radiator.



### Rear Garden

Private enclosed south facing rear garden. Main laid to lawn with seating area.



### Front of property

Off road parking for one vehicle.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

## Energy performance certificate (EPC)

# Ludy Lane E21 1TA EPC #12	Energy rating <b>D</b>	Valid until 23 November 2031
		Certificate number 2117-2191-2644-3131-7111

Property type	Mid-terrace house
Total floor area	82 square metres

### Rules on letting this property

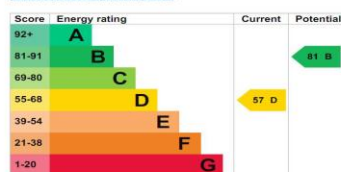
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/energy-performance-certificate-exemptions>)

### Energy rating and score

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

[See how to improve this property's energy 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-certificate/2117-2191-2644-3131-7111>

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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.