

## Flat 1, 8 Thurlow Road, Exeter, EX4 7AA



A beautifully presented two bedroom ground floor apartment situated in a prime location within easy access to Exeter City Centre, the University and the RD&E with spacious accommodation comprising of open plan kitchen dining room, lounge, two bedrooms, bathroom, enclosed court yard rear garden.

**Asking Price £199,950    Leasehold    DCX02314**

# Flat 1, 8 Thurlow Road, Exeter, EX4 7AA

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 double glazed frosted door. Doors to the kitchen/dining room, bedroom one, bedroom two and bathroom. Wood effect flooring. Radiator.

### Kitchen/Diner 13' 8" x 11' 2" (4.178m x 3.393m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel 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. Integrated washing machine, further appliance space. Large seating area, telephone intercom point, picture rail, understairs storage cupboards, radiator, wood effect flooring and access through to the lounge.



### Lounge 15' 0" x 12' 4" (4.576m x 3.762m)

Front aspect uPVC double glazed box bay window. Television point. Cove ceiling, picture rail and radiator.



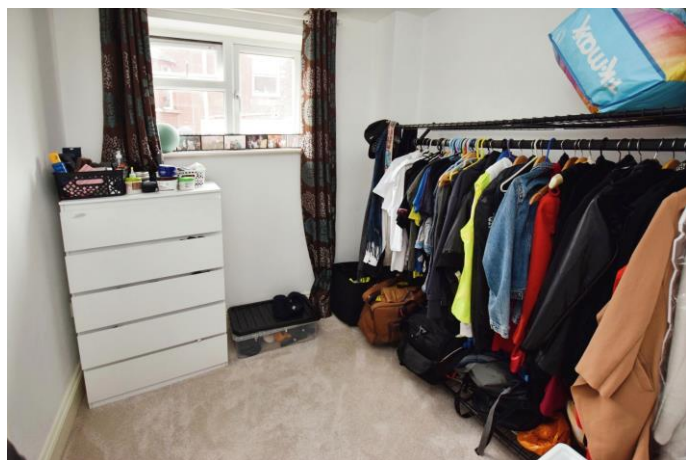
### Bedroom One 11' 4" x 9' 4" (3.448m x 2.854m)

Dual aspect uPVC double glazed windows. Radiator.





**Bedroom Two 7' 7" x 7' 4" (2.299m x 2.237m)**  
Side aspect uPVC double glazed window. Radiator.



**Bathroom**  
Side aspect frosted uPVC double glazed window. Three piece white suite comprising of a panel enclosed bath with mix tap and hand held shower above. Low level WC, pedestal wash hand basin with tiled splashback, part tiled walls, shaving point, extractor fan, wood effect flooring and radiator.

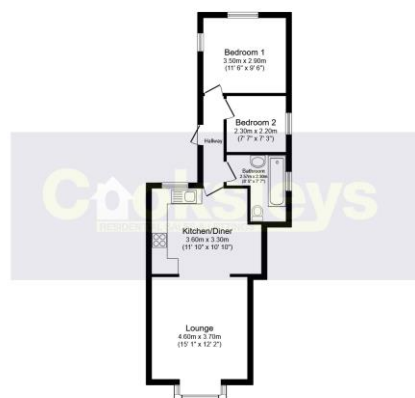


**Courtyard**  
Private enclosed courtyard garden with decking and seating area.



## Tenure

The property has 982 years left on the lease and the management charges on an ad hoc basis. The insurance is split between three flats and the yearly charge was approx £126 in the previous year.



TOTAL: 52.1 m<sup>2</sup> (561 sq.ft.)

This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own expertise(s). Powered by [www.propertybox.in](http://www.propertybox.in)

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.

7/4/24, 5:01 PM

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

English | [Cymraeg](#)

# Energy performance certificate (EPC)

Flat 1 8, Thurlow Road EXETER EX4 7AA	Energy rating <b>C</b>	Valid until:	27 November 2027
		Certificate number:	8103-7229-5049-0568-3926

Property type Ground-floor flat

Total floor area 56 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: