

64 Whipton Village Road, Exeter, EX4 8AW



In need of full modernisation this spacious three bedroom first floor apartment with a large private patio area. Situated in a convenient location close to shops, schools and with good access in and out of the city. The accommodation comprises entrance hall, large lounge, kitchen, three bedrooms, bathroom, separate cloakroom, utility cupboard, patio. No onward chain.

Offers in the Region of £145,000 Leasehold DCX02116

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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.



Bedroom One 12' 6" x 10' 7" (3.818m x 3.232m)
Front aspect uPVC double glazed window. Built in wardrobes with hanging space and shelving. Radiator.



Bedroom Two 11' 11" x 9' 3" (3.631m x 2.824m)
Rear aspect uPVC double glazed window. Built in wardrobes with hanging space and shelving. Radiator.



THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted front door with doors to the kitchen, lounge, bedroom one, bedroom two, bedroom three, utility cupboard, bathroom and cloakroom. Access to loft void above. Radiator.

Kitchen 10' 7" x 7' 10" (3.215m x 2.383m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces, part tiled walls, gas cooker point, plumbing for washing machine and further appliance space. Door leading to the lounge.

Lounge 21' 4" x 10' 8" (6.496m x 3.248m)

Front aspect uPVC double glazed window. Television point, two radiators.



Bedroom Three 11' 11" x 6' 11" (3.636m x 2.113m)
Rear aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving. Radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Panel enclosed bath with Mira shower above, pedestal wash hand basin, heated towel rail.



Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC and radiator.

Utility Cupboard 5' 9" x 2' 10" (1.743m x 0.864m)

Side aspect frosted uPVC double glazed window. Shelving.

Externally

Property has a large enclosed patio. Gated side access.

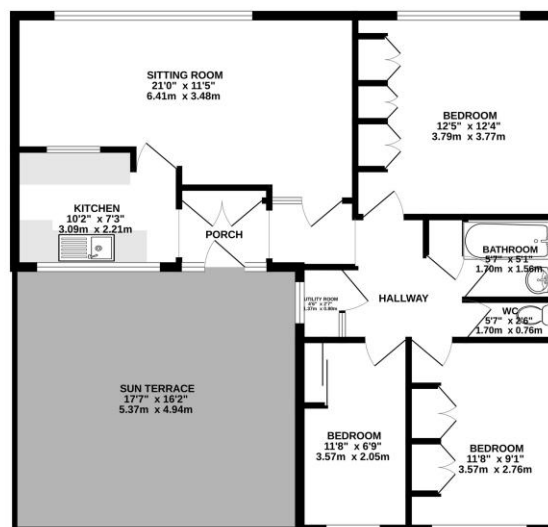


Tenure

The property is leasehold and has 151 years left on the lease.

The Freeholder charges repairs on an ad-hoc basis. There are currently no monthly charges.

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq ft. (71.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any legal purposes or as a replacement. The plan is to be displayed together with the particulars of sale and the 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.

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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.

Energy performance certificate (EPC)

64 Whipton Village Road EXETER EX4 8AW	Energy rating D	Valid until: 8 July 2034
		Certificate number: 3900-1810-0222-0304-3343

Property type	Top-floor flat
Total floor area	75 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 D. 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		70 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 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: