

Ground Floor Flat, 15 Union Road, Pennsylvania, Exeter, EX4 6HX



This spacious double bedroomed lower ground floor flat is superbly located being very convenient for Exeter City centre with the University Campus also very easily accessible. Accommodation benefits from a large kitchen dining room, lounge, bedroom, utility room, enclosed private rear garden and a garage. The property would make a wonderful purchase for first time buyers or would be equally suited to an investor buyer with the current tenant being potentially willing to remain in residence. NO CHAIN.

Asking Price £185,000 Leasehold DCX02345

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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:

Kitchen/Dining room

Access via uPVC part frosted front door with front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mix tap and single drained. Roll edge work surfaces, part tiled walls, gas cooker point, further appliance space, seating area. Doorway through to the lounge.



Lounge 12' 7" x 11' 2" (3.828m x 3.410m)

Rear aspect uPVC double glazed French doors leading out to the rear garden. Gas flame effect fireplace with brick surround and brick half, television point, telephone point and door through to the bedroom and bathroom. Door through to the Utility Room.



Bedroom 12' 6" x 8' 3" (3.811m x 2.507m)

Twin front aspect uPVC double glazed windows. Television point, cove ceiling, electric wall mounted heater.



Bathroom

Rear aspect frosted window. Walk in shower cubicle with Mira shower, low level WC, wash hand basin with mix tap, extractor fan, wall mounted heater.



Utility Room 6' 0" x 6' 6" (1.817m x 1.988m)

Rear aspect uPVC double glazed window. Plumbing for washing machine, further appliance space. Wall mounted boiler. Worktop and part frosted uPVC double glazed door leads to the rear garden.



Rear Garden

Private enclosed rear garden with raised deck area, shingle, lawned area with mature trees and shrub borders. Gated rear access. Garage to the rear and parking.



Garage

With a metal up and over door.

Tenure

Leasehold Lease Term is 999 years from 1 January 1988 Lease Term Remaining 963 years.

Please note the vendor has taken an indemnity policy as the freeholder is deemed as absent.



TOTAL: 58.7 m² (632 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), settings and orientations are approximations. 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 visit to see the property. Powered by www.rightmove.co.uk

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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)

Flat 1 15 Union Road EXETER EX4 6HX	Energy rating E	Valid until: 24 July 2032
		Certificate number: 2918-6291-1011-4301-1921

Property type	Basement flat
Total floor area	48 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 E. 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		78 C
55-68	D		
39-54	E	45 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: