

## 6 Pinces Cottages, Alphington Road, Exeter, EX2 8HT



Cooksleys are proud to present to the market this stunning two bedroom end of terrace property situated in a quiet tucked away location only a short walk from the city centre. Having been tastefully upgraded by the current owner the accommodation comprises of: entrance porch, lounge, open plan modern kitchen/ dining room, two double bedrooms, bathroom and garden. Viewing is highly recommended to avoid disappointment.

**Offers in the Region of £220,000    Freehold    DCX02347**

# 6 Pines Cottages, Alphington Road, , Exeter, EX2 8HT

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 Porch

Access via uPVC part glazed front door with side aspect uPVC double glazed windows, tiled affect flooring and wooden door through to the lounge.

### Lounge 11' 8" x 11' 9" (3.548m x 3.569m)

Front aspect uPVC double glazed window. Log burner with wooden mantle and tiled half, shelving, television point, telephone point, staircase to first floor landing, thermostat control point, wood laminate flooring, radiator and archway through to the kitchen/dining room.



### Kitchen/ Dining Room 14' 11" x 11' 9" (4.539m x 3.593m)

Rear aspect uPVC double glazed window. Beautifully fitted range of eye and base level units with stainless steel sink with mix tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, concealed electric boiler, further appliance space, spotlighting, stripped wooden floorboards and radiator.



### First Floor Landing

With rear aspect uPVC double glazed window. Doors to Bedroom One, Bedroom Two and Bathroom. Access to loft void above.



### Bedroom One 11' 7" x 9' 1" (3.543m x 2.757m)

Front aspect uPVC double glazed window with view of the front garden. Radiator.



### Bedroom Two 11' 5" x 9' 4" (3.468m x 2.850m)

Rear aspect uPVC double glazed window. Television point and radiator.



### Bathroom

Three piece white suite comprising of panel enclosed corner bath with mix tap and runway shower, low level WC, wash hand basin with mix tap, extractor fan and heated towel rail.



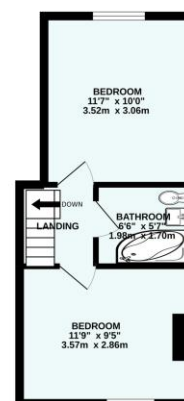
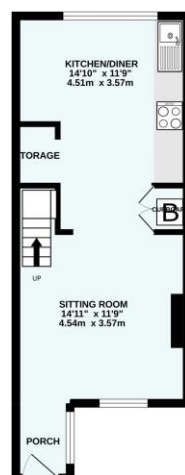
### Front Garden

Low maintenance front garden with shingle area and paves seating area. Pedestrian access to front door.



GROUND FLOOR

1ST FLOOR



## Energy performance certificate (EPC)

<b>8 Energy Changes</b> 24/01/2024 5:23 PM	<b>Energy rating</b> <b>F</b>	Valid until: 13 June 2032 Certificate number: 2851-4829-7232-6121-2891
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Property type: End-terrace house  
 Total floor area: 53 square metres

### Rules on letting this property

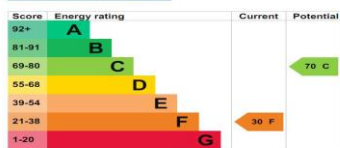
#### ❗ You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#). Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

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

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2851-4829-7232-6121-2891>

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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.

Cookslays 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.