

## 41 Exwick Hill, Exeter, EX4 2AW



Cooksleys are pleased to offer to the market a spacious property offering versatile accommodation including a modern well fitted kitchen with built in appliances, a small lean to accessed via the kitchen and leading to the front garden. The large Lounge to the rear enjoys views towards the Exe Estuary and across the city. A double bedroom to the rear, overlooks the garden and also enjoys fantastic views. There is a large conservatory to the rear of the property, again incredible views of the Exe Valley/River and across the city and gives access to the good size garden laid to lawn and shrubs. Access is gained from the garden to the lower ground floor area (additional bedroom or Garden room) and Sauna room. The loft has been converted to a large bedroom, a further small room with a variety of uses, plus WC and side storage room. To the front is off road, gated parking for two vehicles. The property is situated within walking distance to Exeter St Davids Main line train station (Direct Connections to Paddington) and Exeter University. No onward chain.

**Offers in the Region of £350,000    Freehold    DCX02145**

# 41 Exwick Hill, Exeter, EX4 2AW

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.



## Lean to 7' 7" x 4' 5" (2.310m x 1.356m)

Part frosted door leads to the front of the property. Paved flooring. Perspex roof.

## Lounge 20' 1" x 11' 5" (6.110m x 3.490m)

Side and rear aspect window. Fireplace with stone surround and half. TV point, Radiator.



## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via uPVC part frosted front door with a front aspect window. Stain glass door leads through to the inner hallway

### Inner hallway

With doors to the lounge, bedroom one, conservatory, bathroom, kitchen. Storage cupboard housing wall mounted boiler. Archway through to the study. Strip wood flooring. Two radiators.

### Kitchen 11' 11" x 8' 11" (3.631m x 2.712m)

Front aspect window. Beautifully fitted range of eye and base level units, sink and half with mix tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for a washing machine, further appliance space. Radiator. Door through to the lean to.



### Bathroom

Side aspect frosted window. Three piece white suite comprising of a panel enclosed bath with shower above, low level WC, wash hand basin with mix tap and storage below. Tiled walls, extractor fan, heated towel rail.



Lower Ground Floor  
Floor area 20.1 m<sup>2</sup> (216 sq.ft.)

Ground Floor  
Floor area 92.0 m<sup>2</sup> (991 sq.ft.)

First Floor  
Floor area 25.5 m<sup>2</sup> (274 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), openings and elevations 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 measurements. Printed by www.Planit.co.uk

**Conservatory 16' 0" x 8' 5" (4.870m x 2.571m)**

Triple aspect uPVC double glazed windows with stunning views over the city, the river, Cathedral and over the rear garden. Radiator. uPVC part glazed door leads to the side of the property.



**Bedroom One 10' 8" x 10' 6" (3.240m x 3.210m)**

Rear aspect uPVC double glazed window with views over the city. Strip wood flooring, radiator.



**Study 10' 6" x 8' 11" (3.201m x 2.728m)**

Side aspect window. Radiator. Stairs leading to first floor landing.



**First floor landing**

With stairs leading to Bedroom Two, storage room and cloakroom.

**Bedroom Two 12' 6" x 11' 7" (3.806m x 3.522m)**

Rear aspect Velux window with views over the city. Built in range of wardrobes with shelving and storage cupboards. Radiator.



**Store room 10' 2" x 4' 1" (3.100m x 1.251m)**

front aspect Velux window. Into eave storage

**Cloakroom**

Rear aspect Velux window. Into eave storage. Low level WC, wash hand basin, radiator.

**Rear garden**

Private enclosed rear garden which is main laid to lawn with mature trees and paved seating area. Wooden shed. Cupboard storage area and door through to the sauna and large lower ground floor room with possible potential to alter into further living space..





7/17/24, 11:45 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

### Energy performance certificate (EPC)

21, Cooke Hill E4 6TH E4 6TH	Energy rating <b>D</b>	Valid until 22 March 2028
		Certificate number 666-2820-7776-6226-1861

Property type: Detached bungalow  
Total floor area: 85 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 minimum gas safety checks you must carry out before letting a property.](#)

#### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the 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-certificates.gov.uk/energy-certificates/666-2820-7776-6226-1861>

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.

Cookleys 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.

