

46b Gras Lawn, St Leonards, Exeter, EX2 4SS



Set in a prime St Leonards location with good access to the RD & E and Exeter City Centre is this spacious two bedroom top floor apartment with spacious accommodation comprising entrance hall, lounge with a balcony, open plan dining area, kitchen, two bedrooms, master with ensuite shower room, family bathroom, off road parking and garage. No onward chain.

Asking Price £265,000 Leasehold DCX02382

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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:

Entrance Hall

Access via solid wood front door with doors to the lounge, bedroom one, bedroom two bathroom and storage cupboard. Telephone intercom system, access to loft void above and radiator.

Lounge 17' 10" x 11' 2" (5.429m x 3.391m)

Front aspect uPVC double glazed window and uPVC double glazed doors leading out to Juliette balcony. Television point, telephone point, cove ceiling, radiator, dining area and opening through to the kitchen.



Kitchen 12' 3" x 9' 3" (3.723m x 2.810m)

Twin side aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above. Plumbing for washing machine, integrated fridge and freezer. Concealed wall mounted boiler, tiled flooring.



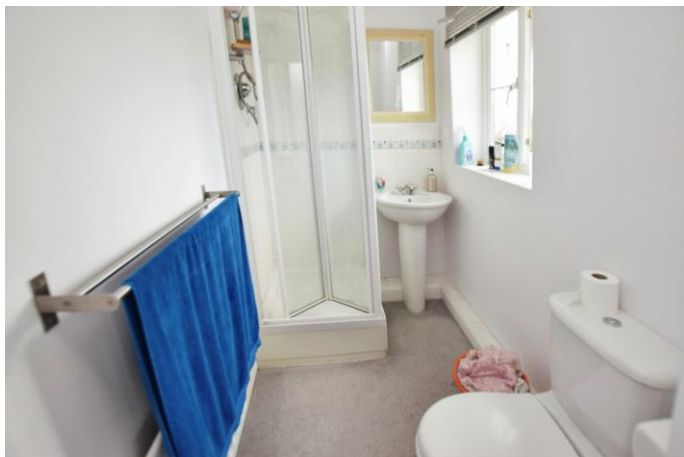
Bedroom One 11' 1" x 11' 1" (3.375m x 3.384m)

Front aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving, telephone point, television point and door to ensuite shower room.



Ensuite shower room

Front aspect frosted uPVC double glazed window. Three piece white suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap, shaving point, part tiled walls, extractor fan and radiator.



Bedroom two 8' 1" x 9' 2" (2.465m x 2.786m)

Front aspect uPVC double glazed window, radiator.



Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin, part tiled walls, extractor fan and radiator.



Outside

Garage in a nearby bock and off road parking for one vehicle.

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)

46b Gras Lawn EXETER EX2 4SS	Energy rating C	Valid until: 13 September 2031
		Certificate number: 2684-8159-7055-2311-7913

Property type	Top-floor flat
Total floor area	63 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	73 C	75 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: