

65 Carlyon Gardens, Heavitree Exeter, EX1 3AG



A well presented three bedroom end of terrace property situated in a quiet no through road location in the heart of Heavitree. Accommodation comprises of Entrance hall, Lounge, Kitchen, downstairs cloakroom, three first floor double bedrooms, Shower room, enclosed rear garden and garage in nearby block.

Offers in the region of £255,000 Freehold DCX02308

65, Carlyon Gardens, , Exeter, EX1 3AG

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 part frosted uPVC front door with door to the Lounge, Cloakroom and Kitchen. Stairs to the first floor landing, understairs storage area and radiator.

Lounge 21' 7" x 10' 10" (6.570m x 3.310m)

Front and rear aspect uPVC double glazed windows. Television point, telephone point, cove ceiling, two radiators.



Kitchen 9' 8" x 10' 7" (2.943m x 3.233m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with sink with mix tap and single drainer. Integrated oven and hob with extractor fan above. Roll edge work surfaces, part tiled walls. Plumbing for washing machine, further appliance space and tiled flooring. Radiator and uPVC double glazed door leads to the rear garden.



Downstairs Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, wash hand basin with mix tap and storage below. Part tiled walls, tiled flooring, storage cupboard with shelving and wall mounted boiled, radiator.

First floor landing

With door to Bedroom One, Bedroom Two, Bedroom Three and Bathroom. Access to loft void above.

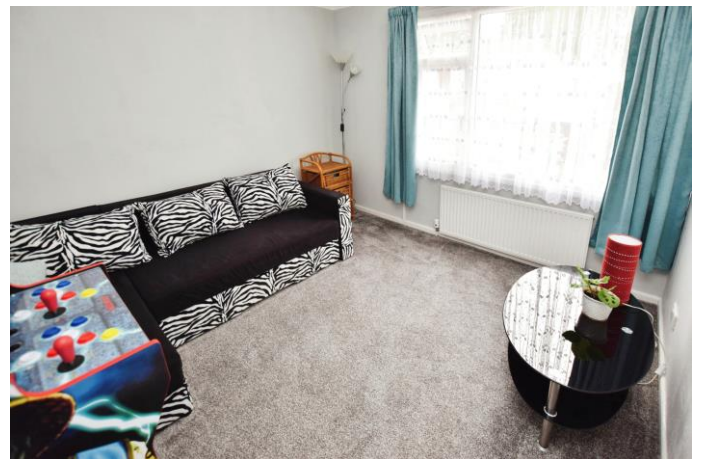
Bedroom One 13' 10" x 10' 10" (4.216m x 3.304m)

Rear aspect uPVC double glazed window with view over the rear garden, radiator.



Bedroom Two 10' 9" x 9' 10" (3.269m x 2.991m)

Rear aspect uPVC double glazed window. Storage cupboard and radiator.



Bedroom Three 10'10" x 7'7" ((3.330m x 2.302m)
Front aspect uPVC double glazed window. Radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising of a fully enclosed shower cubicle with rain shower, low level WC, wash hand basin with mix tap and storage below, part tiled walls, tiled flooring, radiator.



Rear Garden

Private enclosed rear garden with large covered seating area, shrub borders, outside workshop, gated rear access and large shingle area.

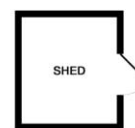
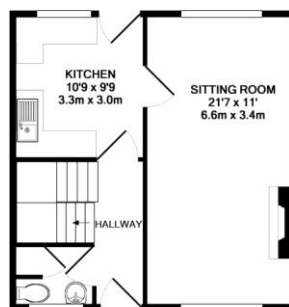


Front of property

Main laid to lawn with pedestrian access to the front door.

Garage

Situated in a nearby block with a metal up and over door.



TOTAL APPROX. FLOOR AREA 961 SQ. FT. (89.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

ID: 0589-2821-7220-8991-3841 EXPIRES: 18 Feb 2029	Energy rating D	Valid until: 18 February 2029 Certificate number: 0589-2821-7220-8991-3841
Property type End-terrace house	Total floor area 85 square metres	

Rules on letting this property

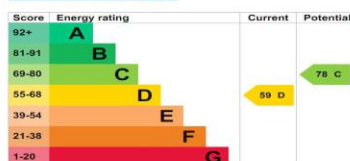
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exceptions](#) (<https://www.gov.uk/guidance/landlords-obligations-under-energy-efficiency-regulations>).

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](#)



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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0589-2821-7220-8991-3841>

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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.