

## 27 Old Park Avenue, West Clyst, Exeter, EX1 3WD



A beautifully presented two bedroom modern terraced property built by "Barratt David Wilson" situated in a popular West Clyst location with excellent access routes to Exeter City Centre and the M5. With the accommodation comprising entrance hall, lounge, kitchen, cloakroom, two double bedrooms, family bathroom, enclosed low maintenance rear garden, off road parking for one vehicle. Property benefits from Solar panels. \*No onward chain\*.

**Asking Price £230,000 Freehold DCX02401**

# 27 Old Park Avenue, West Clyst, Exeter, EX1 3WD

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted front door with doors to the lounge, cloakroom, storage cupboard and an opening through to the kitchen. Radiator.

### Kitchen 8' 8" x 6' 2" (2.640m x 1.890m)

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with a mixer tap and single drainer. Roll edge work surfaces, par tiled walls, integrated oven and hob with extractor fan above, integrated fridge and freezer, free standing washing machine and dishwasher.



### Cloakroom

Low level WC, pedestal wash hand basin with mixer tap, tiled splashback, extractor fan and radiator.

### Lounge 15' 7" x 13' 0" (4.740m x 3.955m)

Rear aspect uPVC double glazed windows and uPVC double glazed French doors lead out to the patio and the rear garden. Television point, telephone point, two radiators, satellite dish, understairs storage area. Stairs to the first floor landing.



### First Floor Landing

With doors to bedroom one, bedroom two and bathroom. Access to loft void above.

### Bedroom One 13' 1" x 9' 3" (3.977m x 2.818m)

Twin front aspect uPVC double glazed windows. Radiator.



### Bedroom Two 13' 0" x 8' 1" (3.955m x 2.460m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in storage cupboard and radiator.



### Bathroom

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



### Rear Garden

Private enclosed rear garden mostly laid to lawn with paved seating area and gated rear access.



### Front of property

Off road parking for one vehicle.

### Solar Panels

Solar Photovoltaic system in place and owned outright which could be transferred to the new owners. The feed in contract is place until January 2034.

### Service charge information

£237 per annum for upkeep of green spaces on the development.



TOTAL: 68.0 m<sup>2</sup> (732 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), coverings and orientations 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 errors, omissions or misstatements.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

27 Old Park Avenue EASTLEA E11 2WD	Energy rating <b>A</b>	Valid until 18 September 2034
		Certificate number 2128-1424-7168-6174-1168

Property type	Mid-terrace house
Total floor area	57 square metres

#### Rules on letting this property

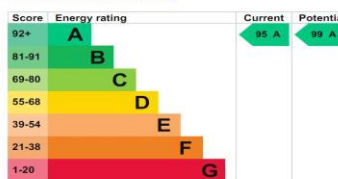
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) <https://www.gov.uk/guidance/landlords-what-you-need-to-know-about-energy-efficiency>

#### Energy rating and score

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

[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-certificates/2128-1424-7168-6174-1168>

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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.

