

60 Roberts Road, St Leonards, Exeter, EX2 4HE



In need of complete modernisation this two bedroom terraced property situated in the heart of St Leonard's within easy access to the City Centre and RD & E. With accommodation comprising entrance hall, lounge, kitchen/ dining room, bathroom, two double bedrooms. Offered for sale with no onward chain.

Offers in the Region of £210,000 Freehold DCX01350

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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 part glazed inner doorway and doors to the lounge and kitchen/dining room. Radiator.

Lounge 12' 1" x 9' 8" (3.683m x 2.957m)

Front aspect uPVC double glazed window. Television point, telephone point and radiator.



Kitchen / Dining Room 10' 4" x 10' 1" (3.155m x 3.069m)

Rear aspect uPVC double glazed window and uPVC double glazed door leads to the courtyard garden. Understairs storage cupboard. 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, plumbing for washing machine, further appliance space. Radiator and door through to the bathroom.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with Mira shower above, low level WC, pedestal hand wash basin, shaver point and radiator.

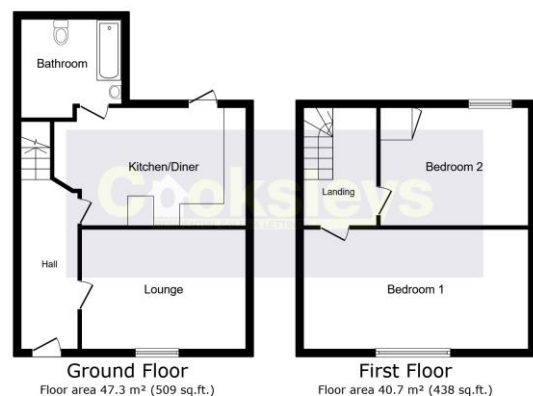


First Floor Landing

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

Bedroom One 15' 6" x 9' 9" (4.731m x 2.973m)

Front aspect uPVC double glazed window. Radiator.



TOTAL: 88.0 m² (947 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor areas), 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 error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

Bedroom Two 10' 5" x 10' 2" (3.173m x 3.107m)

Rear aspect uPVC double glazed window. Cupboard with wall mounted Valiant boiler. Radiator.



Rear Garden

Private enclosed courtyard rear garden.

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.

Cookbooks 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)

60 Roberts Road EXETER EX2 4HE	Energy rating	Valid until:	5 November 2031
	C	Certificate number:	5139-0029-9109-0734-1202

Property type: Mid-terrace house

Total floor area: 51 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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 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: