

34 Whipton Village Road, Exeter, EX4 8AW



In need of some TLC and situated in a very convenient location close to all amenities is this 2 bedroomed end terraced cottage. The property is believed to be around 150 years old and has been more recently extended on the ground floor. The cottage has the advantage of a private enclosed garden with 2 storage sheds. Viewing is highly recommended. No onward Chain.

Asking Price £135,000 Freehold DCX02456

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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:

Lounge 15' 3" x 9' 10" (4.649m x 3.007m)

Accessed via the part frosted uPVC door from the garden, television point, side aspect uPVC double glazed window, patio doors leading to the rear garden, doors to the kitchen and inner hallway, radiator.



Kitchen 12' 0" x 7' 10" (3.659m x 2.381m)

Rear aspect uPVC double glazed window, fitted range of eye and base level units with a stainless steel sink, mixer tap and a single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, under stairs storage cupboard, tiled flooring and a radiator.



Inner Hallway

Door to the bathroom and a staircase to the first floor. Radiator.

Bathroom

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



First Floor Landing

Doors to bedroom one, bedroom two and access to the loft void above.

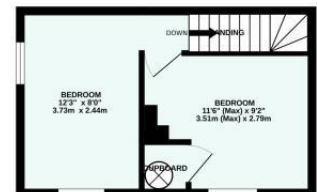
Bedroom One 12' 2" x 8' 0" (3.714m x 2.431m)

Dual aspect uPVC double glazed windows, radiator.



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



Bedroom Two 9' 11" x 9' 2" (3.015m x 2.800m)

Rear aspect uPVC double glazed window, storage cupboard with a water tank, radiator.



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.

Garden

Enclosed rear garden which is mainly paved with two out buildings and access to the main road via an alleyway.



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)

34 Whipton Village Road EXETER EX4 8AW	Energy rating E	Valid until: 5 April 2034
		Certificate number: 4134-9724-7300-0055-6206

Property type	End-terrace house
Total floor area	53 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 E. 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		89 B
69-80	C		
55-68	D		
39-54	E	44 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: