

6 Chaucer Grove, Exeter, EX4 7BX



A spacious two-bedroom flat located in the sought-after Chaucer Grove development. The flat features an entrance hallway with built-in storage, a modern bathroom, two double bedrooms, and a spacious open-plan living area encompassing the lounge and kitchen with a wonderful Juliet Balcony. Additional benefits include a designated parking space to the rear of the apartment.

Offers in Excess of £165,000 Leasehold DCX02488

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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. Doors to the open plan lounge/ Kitchen, bedroom one, bedroom two and bathroom. Storage cupboard. Radiator.

Open plan lounge/ kitchen 25' 0" x 11' 7" (7.632m x 3.520m)

Front aspect uPVC double glazed windows. uPVC double glazed French doors with Juliette balcony. Television point, telephone point. Wood effect flooring. Two radiators. Access through to the kitchen. Fully fitted range of eye and base level units with stainless steel sink and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine, further appliance space. Wall mounted boiler. Seating area. Extractor fan.



Bedroom One 10' 9" x 11' 1" (3.271m x 3.366m)

Rear aspect uPVC double glazed window. Television point. Storage cupboard. Radiator.



Bedroom Two 10' 3" x 8' 2" (3.117m x 2.480m)

Front aspect uPVC double glazed window. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC. Wash hand basin with mixer tap and storage below. Extractor fan. Part tiled walls. Radiator.

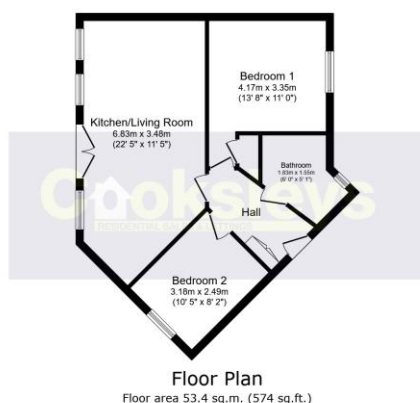




Off road parking for one Vehicle.

Leasehold

Leasehold Information the vendor has informed us that the lease has 125 years from 2010 and the ground rent is currently £125 per year, with the maintenance approx. £110 PCM



TOTAL: 53.4 sq.m. (574 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), openings 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(s). Powered by www.propertybox.co.uk

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.

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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)

6 Chaucer Grove EXETER EX4 7BX	Energy rating B	Valid until: 1 September 2032
		Certificate number: 0223-3019-9201-1372-9200

Property type	Mid-floor flat
Total floor area	55 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 B. 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	81 B	81 B
69-80	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: