

## 49 Sandford Walk, Newtown, Exeter, EX1 2ET



A four bedroom investment property in a popular no through road location. Situated close to St lukes Campus, the RD&E and within walking distance to the City centre. The spacious accommodation benefiting from an entrance hall, lounge, kitchen, four double bedrooms, shower room and a courtyard garden. Viewing is highly recommended, No onward chain.

**Offers in the region of £330,000    Freehold    DCX02530**

# 49 Sandford Walk, Newtown, Exeter, EX1 2ET

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

Accessed via a uPVC front door, doors to Bedroom One and the Lounge. Stairs to the first floor landing, dado rail and radiator.

### Bedroom One 17' 7" x 9' 9" (5.365m x 2.979m)

Front aspect uPVC double glazed window, shelving and radiator.



### Lounge 10' 5" x 9' 11" (3.168m x 3.010m)

Rear aspect uPVC double glazed window, television point, shelving, radiator and access to the kitchen.



### Kitchen 13' 9" x 5' 6" (4.196m x 1.683m)

Side aspect uPVC double glazed window, fitted range of eye and base level units with stainless steel sink and single drainer, rolled edge work surfaces and part tiled walls, electric cook point with an extractor fan above, plumbing for a washing machine, further appliance space, breakfast bar. Door leads to the courtyard garden.



### First Floor Landing

Rear aspect uPVC double glazed window, doors to Bedroom two, Bedroom three and

### Bedroom Two 9' 9" x 8' 9" (2.969m x 2.660m)

Front aspect uPVC double glazed window, built in wardrobes with hanging space and shelving, radiator.





### Bedroom Three 10' 6" x 9' 9" (3.188m x 2.981m)

Rear aspect uPVC double glazed window, wardrobe with hanging space and shelving, radiator.



### Bedroom Four 14' 7" x 13' 2" (4.444m x 4.002m)

Rear aspect uPVC double glazed window and front aspect velux window and a radiator.



### Shower Room

Front aspect uPVC frosted double glazed window, three piece suite benefiting from walk in shower cubicle, low level WC, wash hand basin with a mixer tap, extractor fan and a radiator.



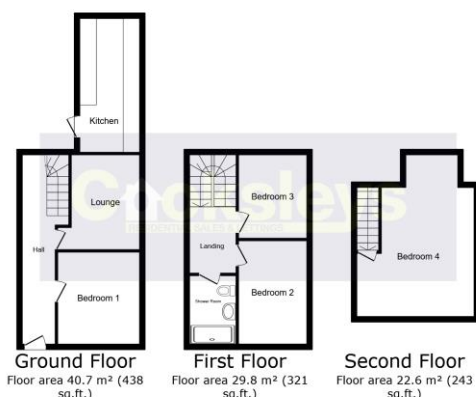
### Rear Garden

Courtyard rear garden with hard standing for seating.



### Second Floor Landing

Rear aspect uPVC double glazed window and a door to bedroom four.



TOTAL: 93.1 m<sup>2</sup> (1,002 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)

49 SANDFORD WALK EXETER EX1 2ET	Energy rating <b>D</b>	Valid until: 20 January 2031
		Certificate number: 2291-3003-8209-8129-2200

Property type Mid-terrace house

Total floor area 86 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>		
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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: