

## 7 Celia Crescent, Exeter, EX4 9DU



Suitable for cash buyers. A well presented end of terrace two bedroom property in a quiet no through road location with stunning views over City. The spacious accommodation comprises of entrance hall, lounge, kitchen/breakfast room, two double bedrooms, family bathroom, downstairs cloakroom, enclosed rear garden and off road parking. No onward chain.

**Asking Price £175,000   Freehold   DCX02346**

# 7 Celia Crescent, Exeter, EX4 9DU

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 part frosted uPVC front door with door to the lounge, kitchen/breakfast room, cloakroom and understairs storage space. Stairs to first floor landing, cove ceiling, thermostat control point and radiator.

### Kitchen 15' 2" x 6' 6" (4.624m x 1.993m)

Front aspect uPVC double glazed window with view of the front garden. Fitted range of eye and base level units with stainless steel sink with single drainer, roll edge work surfaces, part tiled walls, Electric cooker point, wall mounted boiler, plumbing for washing machine, further appliance space and seating area.



### Lounge 13' 3" x 11' 11" (4.028m x 3.638m)

Rear aspect uPVC double glazed window with view over the rear garden. Television point, cove ceiling, uPVC double glazed door leads to the rear garden, serving hatch to the kitchen, two radiators.



### Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, wash hand basin with tiled splashback.

### First Floor Landing

With doors to bedroom one, bedroom two, bathroom, access to fully boarded loft void above, storage cupboard with shelving.

### Bedroom One 13' 3" x 9' 11" (4.030m x 3.027m)

Twin rear aspect uPVC double glazed windows with views across the City to the Estuary. Double built in wardrobe with hanging space and shelving, cove ceiling and radiator.





### Bedroom Two 12' 10" x 7' 0" (3.912m x 2.127m)

Front aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving, storage recess and radiator.



### Bathroom

Frosted uPVC double glazed window. Three piece white suite comprising of panel enclosed bath with a shower above, low level WC, pedestal wash hand basin, part tiled walls, shaving point and radiator.



### Rear Garden

Private enclosed rear garden mainly laid to lawn with wooden shed and gated rear access.



### Front of the property

Lawned front garden with pedestrian access to the front door.

### Side of the property

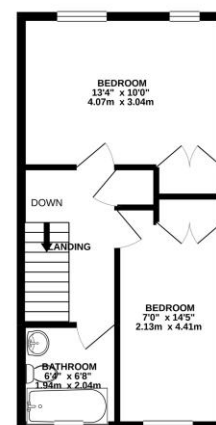
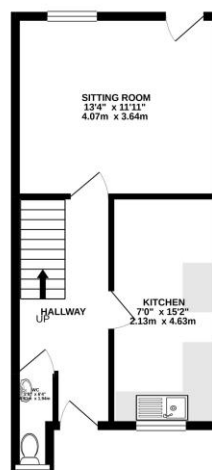
Off road parking for one vehicle.

### Parking

To the rear of the property there is a communal car park which is shared between the residence.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. The floorplan is not intended to be used as a substitute for a professional survey. The floorplan is not intended to be used as a substitute for a professional survey. The floorplan is not intended to be used as a substitute for a professional survey.

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

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# Energy performance certificate (EPC)

7 Celia Crescent EXETER EX4 9DU	Energy rating <b>D</b>	Valid until: <b>13 September 2031</b>
		Certificate number: <b>0340-2624-3010-2699-4901</b>

Property type: End-terrace house

Total floor area: 69 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>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
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: