

25 Mansfield Road, Exeter, EX4 6NF



Offered for sale this stunning and immaculately presented bay fronted terrace house is excellently located for both Exeter City Centre and Exeter University. The property has undergone many improvements over the years, and offers spacious accommodation. Lovely entrance hall with access to a spacious dining room with an archway through to a light lounge with character features, modern kitchen, utility room. The first floor landing provides access to bedroom one, bedroom two and a large shower room. Outside is a private and immaculately presented enclosed garden perfect for alfresco dining, enjoying sun for most of the day. Early viewing is highly recommend to appreciate what is on offer.

Offers in Excess of £285,000 Freehold DCX02546

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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

Accessed via solid wood front door, ornate archway, stained glass inner door, dado rail, stairs to the first floor, door to the dining room, radiator.

Dining Room 12' 3" x 11' 5" (3.737m x 3.477m)

Rear aspect uPVC double glazed window, strip wooden flooring, shelving, picture rail, archway through to the lounge, part glazed door to the kitchen, radiator.



Lounge 11' 6" x 11' 5" (3.494m x 3.481m)

Front aspect uPVC double glazed bay window, strip wooden flooring, gas flame effect fireplace with a marble surround and hearth, wooden mantle above, picture rail, coved ceiling, TV point, telephone point, radiator.



Kitchen 10' 11" x 8' 8" (3.327m x 2.637m)

Rear aspect uPVC double glazed window, side aspect window, fitted range of base level units, stainless steel sink and a half with a single drainer, rolled edge work surfaces, part tiled walls, gas cooker point, further appliance space, understairs storage cupboard, tile effect flooring, spotlighting, part glazed door to the utility room.



Utility room 10' 6" x 8' 8" (3.208m x 2.637m)

Rear aspect uPVC double glazed window, rear aspect velux window, fitted range of eye and base level units, roll edged surfaces, part tiled walls, plumbing for a washing machine, further appliance space, tile effect flooring, uPVC double glazed door to the rear garden.



First Floor Landing

Spilt level landing with doors to bedroom one, bedroom two, shower room, storage cupboard with shelving, access to the loft void above.

Bedroom One 14' 10" x 13' 4" (4.520m x 4.057m)

Front aspect uPVC double glazed bay window, picture rail, radiator.



Bedroom Two 11' 5" x 9' 5" (3.485m x 2.877m)

Rear aspect uPVC double glazed window, built in wardrobe with hanging space and shelving, picture rail, radiator.



Shower Room

Rear and side aspect uPVC frosted double glazed windows, three piece white suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin with a mixer tap, wood laminate flooring, storage cupboard with shelving and housing the wall mounted boiler, heated towel rail.



Rear Garden

Enclosed landscaped rear garden by panel fencing and original brick wall, paved seating area ideal for Al Fresco dining, further shingle area, outside tap, rear access via a wooden gate.



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.

Cookleys 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)

25 Mansfield Road EXETER EX4 6NF	Energy rating C	Valid until: 29 May 2034
		Certificate number: 6800-4506-0222-3376-3543

Property type: Mid-terrace house

Total floor area: 93 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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: