

## 114 Portland Street, Newtown, Exeter, EX1 2EQ



This spacious family home with four bedrooms in Newtown is conveniently located near local amenities such as schools, Belmont Park, Waitrose supermarket, hospitals, and university campuses. Exeter city centre is about half a mile away, offering direct train and bus/coach connections to the South West coast, Bristol, and London. The home spans three floors, has been recently redecorated, and retains original features like wooden flooring, high ceilings, and period fireplaces/joinery. It has double glazing, gas central heating, an EPC rating of C, and residents' parking with electric vehicle chargers nearby

**Offers in the Region of £280,000    Freehold    DCX02551**

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via solid wood front doors with part glazed inner door. Doors to the reception room/ bedroom four, bedroom three. Rear aspect uPVC double glazed window. Staircase to first floor landing and to lower ground floor with uPVC double glazed window and radiator.

### Sitting Room/ Bedroom Four 12' 4" x 10' 8" (3.764m x 3.241m)

Front aspect uPVC double glazed window. Feature fireplace with wooden mantle and slate effect hearth. Picture rail, stripped wooden flooring, radiator and storage cupboard.



### Bedroom Three 11' 0" x 10' 4" (3.358m x 3.139m)

Rear aspect uPVC double glazed window with view of the rear garden. Storage cupboard, wall mounted boiler and radiator.



### Lounge 13' 2" x 11' 1" (4.023m x 3.374m)

Rear aspect uPVC double glazed window. Stripped wooden flooring, feature fireplace, access through to the kitchen/breakfast room, understairs storage cupboard and door through to the inner hallway.



### Inner hallway

Part frosted door through to the garden. Door to Cloakroom.

### Cloakroom

With rear aspect frosted window. Low level WC.

### Kitchen/Breakfast Room 10' 4" x 10' 8" (3.146m x 3.261m)

Front aspect uPVC double glazed window. Beautifully fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Wood effect work surfaces, part tiled walls, gas cooker point. Integrated dishwasher. Further appliance space. Access through to downstairs shower room.



### Downstairs Shower Room

Recently fitted four piece white suite comprising walk in shower, bath with mixer tap and handheld shower above, low level WC, wash hand basin with mixer tap and storage below, heated towel rail.



### First Floor Landing

Rear aspect uPVC double glazed window with view of the rear garden. Doors to bedroom one and bedroom two. Access to loft void above.

### Bedroom One 16' 0" x 10' 8" (4.873m x 3.241m)

Front aspect uPVC double glazed window. Feature fireplace with wooden mantle. Stripped wooden flooring and radiator.



### Bedroom Two 11' 1" x 9' 1" (3.371m x 2.781m)

Rear aspect uPVC double glazed window. Feature fireplace. Twin built in wardrobes with hanging space and shelving and radiator.



### Rear Garden

Private enclosed courtyard garden with paved seating area.

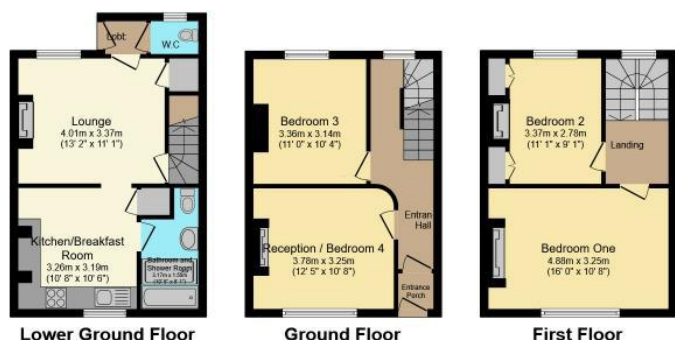


Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

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)

114 Portland Street EXETER EX1 2EQ	Energy rating <b>C</b>	Valid until: 14 March 2034
		Certificate number: 2117-0970-1181-6815-2929

Property type	Mid-terrace house
Total floor area	101 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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:

- the average energy rating is D
- the average energy score is 60