

Flat 5, Lucy Court, Acland Road, Exeter, EX4 6AG



Investment opportunity to purchase a two bedroom apartment situated in the heart of the city and within easy walking distance to Streatham Campus. Currently let for circa £15,500 per annum and have been refurbished recently by the current owner. The accommodation benefits from an entrance hall, open plan lounge dining room, kitchen, two double bedrooms, bathroom. No onward chain. Viewing is highly recommended.

Offers in the Region of £165,000 Leasehold DCX02443

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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 with doors to the lounge, bedroom one, bedroom two and bathroom. Storage cupboard.

Lounge 14' 6" x 9' 11" (4.425m x 3.012m)

Rear aspect uPVC double glazed window. Television point, telephone point, cove ceiling and electric heater and telephone intercom system. Archway through to Kitchen.



Kitchen 9' 6" x 5' 4" (2.894m x 1.619m)

Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, integrated fridge and freezer, plumbing for washing machine.



Bedroom One 13' 6" x 9' 7" (4.116m x 2.924m)

Rear aspect uPVC double glazed window. Triple built in wardrobes with hanging space and shelving, cove ceiling, television point and electric night storage heater.



Bedroom Two 12' 8" x 6' 7" (3.856m x 2.000m)

Rear aspect uPVC double glazed window. Cove ceiling and electric night storage heater.



Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above, low level WC, pedestal wash hand basin with mixer tap, part tiled walls and extractor fan.



Lease Information

Lease Start Date 30/03/1989 Lease End Date 25/03/2114 Lease Term 125 years from 25 March 1989 Lease Term 89 years remaining Service charge £95.45 per month



TOTAL: 81.7 m² (879 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.

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.

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.

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Energy performance certificate (EPC)

| | | | |
|------------------------------------|---------------------------|---------------------|--------------------------|
| 126 Gras Lawn EXETER EX2 4SA | Energy rating D | Valid until: | 15 April 2034 |
| | | Certificate number: | 9454-3036-3204-4084-9200 |

Property type: End-terrace house

Total floor area: 137 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 C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 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: