

6a Endfield Close, Heavitree, Exeter, EX1 3BB



A well presented spacious two bedroom apartment situated in a popular cul-de-sac in the heart of Heavitree. With accommodation comprising entrance hall, lounge, kitchen, two double bedrooms, family bathroom, garage and off road parking. Offered for sale with no onward chain.

Offers in the Region of £200,000 Leasehold DCX02557

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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

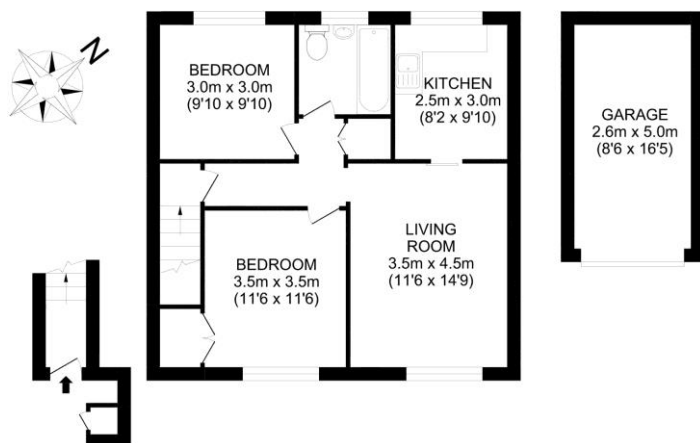
Access via part frosted uPVC front door with part glazed inner doorway. Tiled flooring, storage cupboards and stairs to the first floor landing.

First Floor Landing

With doors to the lounge, bedroom one, bedroom two, large utility cupboard and access to loft void above.

Lounge 14' 11" x 11' 5" (4.545m x 3.481m)

Front aspect uPVC double glazed window. Electric fireplace with wooden mantle and tiled surround. Television point, telephone point, wall lights, cove ceiling, radiator and sliding door through to the kitchen.



Kitchen 9' 11" x 8' 2" (3.012m x 2.499m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces, fully tiled walls. Gas cooker point, plumbing for washing machine and further appliance space. Wall mounted boiler and radiator.



Bedroom One 11' 6" x 10' 2" (3.515m x 3.108m)

Front aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving. Cove ceiling and radiator.



Bedroom Two 9' 10" x 9' 11" (3.001m x 3.028m)

Rear aspect uPVC double glazed window. Cove ceiling and radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with Mira shower above. Low level WC, Pedestal wash hand basin. Fully tiled walls, tiled flooring and radiator.



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.

Cookbooks 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.

Garage

With metal up and over door. Off road parking for one vehicle.



Lease Information

25% share of freehold. Management company, work costs split equally as and when needed. Building insurance £300 per annum per flat.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

6a Endfield Close EXETER EX1 3BB	Energy rating C	Valid until:	16 February 2035
		Certificate number:	9739-3046-6202-6395-8200

Property type	Top-floor flat
Total floor area	59 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		