

## Flat 4 Danes House, Castle Mount, Exeter, EX4 4JW



A readily available one bedroom first floor apartment situated at the end of a quiet cul-de-sac with easy access to Exeter City Centre and Exeter University. Ideal as an investment opportunity or a first time home. Accommodation comprising entrance hall, lounge, kitchen, double bedroom, bathroom, off road parking for one vehicle.

**Offers in the Region of £165,000    Leasehold    DCX02554**

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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 and bathroom. Large storage cupboard. Telephone intercom system and cove ceiling.

### Lounge 14' 3" x 10' 11" (4.353m x 3.320m)

Twin front aspect uPVC double glazed windows. Television point, telephone point, thermostat control point, cove ceiling and two radiators. Door through to the kitchen.



### Kitchen 7' 3" x 5' 4" (2.219m x 1.624m)

Side aspect uPVC double glazed window. 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, plumbing for washing machine and further appliance space. Wall mounted boiler, extractor fan and radiator.



### Bedroom 11' 9" x 10' 11" (3.581m x 3.315m)

Twin front aspect uPVC double glazed windows. Radiator.



### Bathroom

Three piece suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, radiator and access to the loft void above.



### Outside

Off road parking for one vehicle.

### Lease Information

TBC

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) – Find an energy certificate – GOV.UK

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# Energy performance certificate (EPC)

Flat 4 Danes House Castle Mount EXETER EX4 4JW	Energy rating <b>C</b>	Valid until:	26 February 2035
		Certificate number:	4121-2324-0022-5000-0553

Property type	Top-floor flat
Total floor area	34 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	77 C
55-68	<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: