

73 Sullivan Road, Exeter, EX2 5RB



A well presented semi detached family home with good size rear garden, private driveway and garage. Lounge, open plan kitchen dining room, large conservatory, downstairs cloakroom, three bedrooms. family bathroom. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area and beyond. Highly sought after residential location convenient to local amenities, popular schools and major link roads. A great family home with brand new carpets on the stairs and first floor. Viewing highly recommended. No onward chain.

Offers in the Region of £355,000 Freehold DCX02590

73, Sullivan Road, , Exeter, EX2 5RB

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 Porch

Accessed via a part glazed sliding door leading to the entrance hall.

Entrance Hall

Frost aspect uPVC frosted window, doors to the lounge, kitchen dining room, stairs to the first floor landing, understairs storage cupboard, tiled wood effect flooring and a radiator.

Lounge 12' 11" x 10' 2" (3.938m x 3.103m)

Frost aspect uPVC double glazed window, recessed fireplace, television point, telephone point, wood effect flooring and radiator.



Kitchen/Diner 16' 6" x 10' 2" (5.035m x 3.105m)

Rear aspect uPVC double glazed sliding doors lead to the conservatory, side aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, part tiled walls, integrated oven and hob with a extractor fan above, plumbing for a washing machine and further appliance space, seating area, television point, spot lighting, tiled wood effect flooring, radiator and a glazed door through to the conservatory.



Conservatory 17' 1" x 9' 5" (5.219m x 2.864m)

Rear aspect uPVC double glazed windows with views over the rear garden, tiled flooring, doors to the rear garden and the downstairs cloakroom.



Cloakroom

Side aspect frosted uPVC double glazed window, low level WC, wash hand basin with tiled splashback and tiled flooring.

First Floor Landing

Side aspect uPVC double glazed window with a view over the city. Doors to bedroom one, bedroom two, bedroom three, bathroom and access to the loft void above. The loft is part boarded and has a light, accessed via a pull down ladder.

Bedroom One 12' 11" x 9' 10" (3.939m x 3.009m)

Front aspect uPVC double glazed window with stunning views over the city and countryside beyond. Radiator.



Bedroom Two 10' 10" x 9' 11" (3.312m x 3.028m)

Rear aspect uPVC double glazed window with a view over the rear garden, airing cupboard with slatted shelving and a foam dipped water tank, radiator.



Bedroom Three 9' 11" x 6' 5" (3.019m x 1.967m)

Front aspect uPVC double glazed window with beautiful views, built in storage cupboard and a radiator.



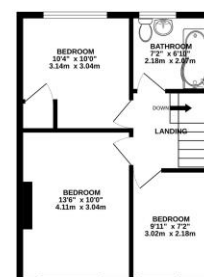
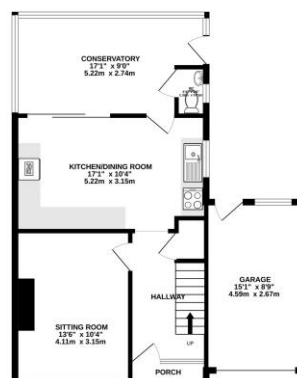
Bathroom

Rear aspect uPVC double glazed window, three piece suite comprising a bath with a mixer tap a shower above, low level WC, wash hand basin, part tiled walls, spot lighting and a heated towel rail.



GROUND FLOOR
607 sq ft (56.3 sq m) approx.

1ST FLOOR
404 sq ft (37.3 sq m) approx.

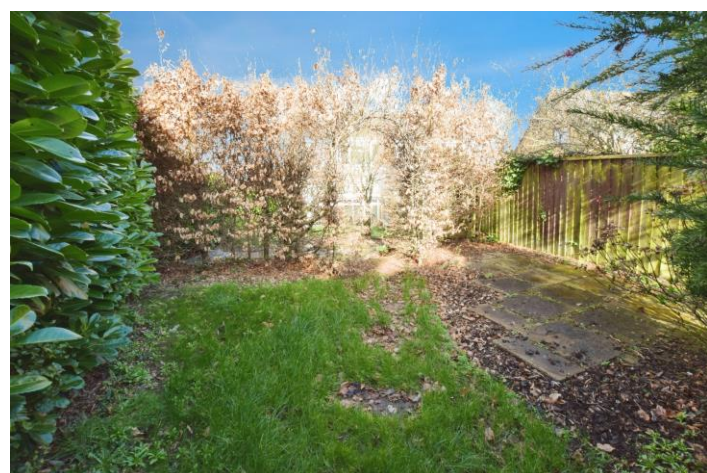


TOTAL FLOOR AREA: 1011 sq ft (101.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan, contained herein, measurements of floors, ceilings, rooms and other parts are approximate and not necessarily to scale. The floor plan is a representation of the property and does not constitute an offer of any part of the property. The floor plan is a representation of the property and does not constitute an offer of any part of the property. The floor plan is a representation of the property and does not constitute an offer of any part of the property.

Rear Garden

Private and enclosed rear garden with paved seating areas, steps to a further shingle area, mature trees and shrubs. Metal shed to the rear and a door to the back of the garage.



Garage

Accessed to the from via a electric roller door, light and power. Double glazed door leads to the rear garden..

Front garden

Off road parking to the front of the property for three vehicles. Pedestrian access too.

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)

23 Sullivan Road EN10 6AT EN10 6AT	Energy rating C	Valid until: 18 March 2035 Certificate number: 0360-2173-7470-2995-1725
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Property type	Semi-detached house
Total floor area	78 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](#) ([this page](#) and [this page](#)) to see which properties are exempt from the minimum energy efficiency standard (MEES).

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		89 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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2173-7470-2995-1725>