

77 King Arthurs Road, Exeter, EX4 9DS



A recently modernised three bed roomed terraced property situated in a set back location with good access in and out of the city. The spacious accommodation benefits from an entrance hall, open plan lounge, modern kitchen, three first floor bedrooms, family bathroom, landscaped rear garden, two allocated parking spaces. Offered for sale in good conditions. Viewing is highly recommended.

Offers in the Region of £250,000 Freehold DCX02555

77, King Arthurs Road, , Exeter, EX4 9DS

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

Accessed via a part frosted uPVC double glazed door, archway through to the kitchen and a door to the lounge, stairs to the first floor landing. Wood laminate flooring and radiator.

Kitchen 8' 6" x 9' 5" (2.592m x 2.877m)

Front aspect uPVC double glazed window, beautifully fitted range of eye and base level units, stainless steel sink and a half with a mixer tap, roll edged work tops, part tiled walls, integrated double oven with a hob and an extractor fan above. plumbing for a washing machine, further appliance space, concealed wall mounted boiler.



Lounge 16' 10" x 14' 9" (5.122m x 4.496m)

Rear aspect uPVC double glazed window with a view over the landscaped garden, electric wall mounted fireplace with a marble surround, television point, telephone point, understairs storage cupboard, wood laminate flooring, uPVC double glazed door to the rear garden, radiator.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom and access to the loft void above. Storage cupboard.

Bedroom One 13' 4" x 8' 3" (4.065m x 2.523m)

Front aspect uPVC double glazed window and a radiator.



Bedroom Two 12' 11" x 8' 4" (3.934m x 2.533m)

Rear aspect uPVC double glazed window with a view over the rear garden, radiator.



Bedroom Three 9' 1" x 6' 1" (2.774m x 1.856m)

Rear aspect uPVC double glazed window with a view and a radiator.



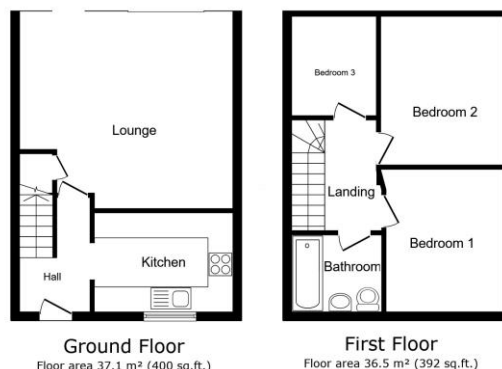
Family Bathroom

Front aspect uPVC frosted double glazed window, modern three piece white suite benefiting from a panel enclosed bath with a mixer tap and Mira shower above, low level WC, wash hand basin, part tiled walls, extractor fan and a heated towel rail.



Rear Garden

Private enclosed landscaped rear garden, paved seating area, steps to a further lawned area and a wooden shed. Wooden gate to the rear.



TOTAL: 73.6 m² (792 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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.it

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.

Energy performance certificate (EPC)

77, King Arthurs Road EXETER EX4 9DS	Energy rating C	Valid until:	13 April 2026
		Certificate number:	0749-2834-7542-9896-0815

Property type: Mid-terrace house

Total floor area: 75 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		88 B
69-80	C	76 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: