

## Flat 2, 11 Clifton Hill, Newton, Exeter, EX1 2DL



A stunning apartment situated in a popular location within easy walking distance of Exeter City Centre and the RD&E with good access routes in and out of the City. Having been tastefully upgraded by the current owner whilst retaining many of the original features throughout, this spacious accommodation comprises lounge, open plan kitchen/ dining room, two double bedrooms, bathroom, communal grounds and off road parking.

**Offers in the Region of £325,000    Leasehold    DCX02474**



# Flat 2, 11 Clifton Hill, Newtown, Exeter, EX1 2DL

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

With doors to the lounge and bedroom one. Steps to the kitchen/ dining room. Telephone intercom system, wooden flooring and radiator.

### Lounge 18' 6" x 15' 10" (5.648m x 4.820m)

Twin front aspect original Sash windows with original folding shutters. Picture rail, original feature fireplace with marble surround and mantle and tiled hearth. Original wooden flooring. Television point, telephone point, cove ceiling and two radiators.



### Bedroom One 14' 4" x 13' 9" (4.357m x 4.199m)

Rear aspect original Sash window with wooden shutters. Feature cast iron fireplace with marble surround and mantle. Picture rail, cove ceiling, ceiling rose and two radiators.



### Open plan Kitchen/ Dining Room 13' 11" x 10' 7" (4.244m x 3.237m)

Twin side aspect Sash windows. Fitted range of base level units with Belfast style sink, gas cooker point, further appliance space and plumbing for washing machine. Large seating area, wall mounted boiler and radiator. Access through to the inner hallway.





### Inner Hallway

With doors to bedroom two and bathroom.

### Bedroom Two 14' 5" x 8' 4" (4.405m x 2.537m)

Rear aspect sealed unit double glazed Sash window with view over the rear garden. Radiator.



### Bathroom

Side aspect sealed unit double glazed Sash window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal was hand basin with mixer tap and tiled splashback and heated towel rail.



### Communal Rear Garden

Mainly laid to lawn with pedestrian access to the off road parking to the rear. Mature trees, shrub borders and seating areas.



### Off road parking

The property benefits from off road parking for one vehicle accessed via Jesmond Road.

### Lease Details

Lease	955 Years left of a 999 year lease
Service Charges	£161.37 PCM

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.



Floor Plan  
Floor area 69.6 sq.m. (750 sq.ft.)

Total floor area: 69.6 sq.m. (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (excluding 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.PropertyData.co.uk

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# Energy performance certificate (EPC)

Flat 2 11 Clifton Hill EXETER EX1 2DL	Energy rating <b>C</b>	Valid until:	14 March 2035
		Certificate number:	9451-3047-1207-2725-9200

Property type Ground-floor flat

Total floor area 88 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+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>	80 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: