

Basement Flat, 10, Lansdowne Terrace, Exeter, EX2 4JJ



A well presented one bedroom apartment situated in a popular St Leonards no through road location close to the City Centre and very close to the green space of Bull Meadow Park. Accommodation comprising entrance hall, lounge with a separate dining area, kitchen, double bedroom, cloakroom, shower room and courtyard rear garden. No onward chain.

**Offers in the region of £165,000 Share of Freehold
DCX02606**

Basement Flat, 10 Lansdowne Terrace, St Leonards, Exeter, EX2 4JJ

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 part frosted uPVC double glazed door. Access through to the lounge.

Lounge 17' 3" x 13' 0" (5.254m x 3.958m)

Front aspect Sash window. Television point. Telephone point. Storage recess. Wall lights. Beamed ceiling. Doors to the kitchen and bedroom. Electric night storage heater. Access through to the dining room.



Dining Room 7' 5" x 7' 8" (2.273m x 2.342m)

Seating area.



Kitchen 8' 9" x 5' 4" (2.669m x 1.636m)

Rear aspect uPVC double glazed window with view of the courtyard. Fitted range of eye and base level units with stainless steel sink and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space.



Bedroom 12' 2" x 9' 2" (3.721m x 2.799m)

Rear aspect uPVC double glazed window. uPVC part glazed door leads to the courtyard garden. Door through to cloakroom and door to the shower room. Storage recess. Electric night storage heater.



Total floor area 55.8 sq.m. (601 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com

Shower Room

Walk in shower cubicle with Mira shower. Pedestal wash hand basin. Part tiled walls. Extractor fan and heated towel rail.



Cloakroom

Low level WC. Wash hand basin with tiled splashback. Extractor fan. Wall mounted heater.

Courtyard Garden

Enclosed courtyard garden with steps to further raised area.



Property ownership information

Lease term: 999 years from 7 April 2004

Rent: peppercorn

Service Charge: £47pm- reviewed last year. No fixed period for review.

Lease end date: 05/04/3003

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.

5/7/25, 11:38 AM

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

Basement Flat 10 Lansdowne Terrace EXETER EX2 4JJ	Energy rating D	Valid until:	10 September 2031
		Certificate number:	0917-1204-0309-2026-0704

Property type	Basement flat
Total floor area	51 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 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: