

## 21 Albatross Road, Newcourt, Exeter, EX2 7SB



A well presented three bedroom end of terrace property situated in a popular Newcourt location backing onto St Bridget's Nursery. With accommodation comprising entrance hall, lounge, kitchen, downstairs cloakroom, three first floor bedrooms, master with en-suite shower room, family bathroom, enclosed rear garage and off road parking for two vehicles.

**Asking Price £349,950**

**Freehold**

**DCX02659**

# 21 Albatross Road, Newcourt, Exeter, EX2 7SB

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 front door. With doors to cloakroom, storage cupboard, kitchen and lounge. Turning staircase to first floor landing.

### Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap and tiled splashback. Extractor fan.

### Lounge 18' 7" x 15' 0" (5.676m x 4.578m)

Rear aspect uPVC double glazed windows and uPVC double glazed French doors leading to the rear garden. Television point. Telephone point. Understairs storage cupboard. Two radiators.



### Kitchen 12' 2" x 7' 7" (3.718m x 2.310m)

Front 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. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Radiator.



### First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above. Storage cupboard. Radiator.

### Bedroom One 17' 1" x 8' 5" (5.204m x 2.578m)

Rear aspect uPVC double glazed window with views over St Bridget's Nursery. Radiator. Door through to en-suite shower room.



### En-Suite Shower Room

Side aspect frosted uPVC double glazed window. Three piece white suite comprising fully enclosed shower cubicle, low level WC and pedestal wash hand basin with mixer tap. Part tiled walls, shaver point and radiator.





### Bedroom Two 10' 3" x 8' 6" (3.118m x 2.580m)

Front aspect uPVC double glazed window. Radiator.



### Bedroom Three 12' 3" x 6' 3" (3.732m x 1.906m)

Rear aspect uPVC double glazed window with view over St Bridget's Nursery. Radiator.



### Bathroom

Front aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with Mira shower above, low level WC, pedestal wash hand basin with mixer tap, extractor fan and radiator.



### Rear Garden

Private enclosed rear garden mainly laid to lawn with paved seating area. Access to the garage.



### Garage

With metal up and over door. Light and power.

### Off road parking for two vehicles to the front of the property.

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)

21, Albatross Road EXETER EX2 7SB	Energy rating <b>B</b>	Valid until: 23 June 2025
		Certificate number: 8200-8043-7739-9827-6653

Property type End-terrace house

Total floor area 85 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 B. 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	89 B
69-80	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: