

7 St. Albans Close, Redhills, Exeter, EX4 2NE



A modern, terraced house in a quiet location in Redhills. The property has stunning views to the rear of the house. Benefiting from an entrance hall, lounge, kitchen breakfast room, two bedrooms, bathroom. To the rear of the property there is a small garden. St. Albans Close is situated in the popular area of Redhills, being in the northern fringes of Exeter and is situated on a regular bus route to and from the City. The property can be sold with the tenant in situ.

Offers in the Region of £175,000 Freehold DCX02710

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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 Hallway

Accessed via a part frosted front door, door to the lounge, stairs to the first floor landing, radiator.

Lounge 15' 10" x 8' 3" (4.816m x 2.505m)

Front aspect uPVC double glazed window, gas fireplace with a wooden mantle and tiled hearth, television point, telephone point, coved ceiling, understairs storage area, door to the kitchen breakfast room and a radiator.



Kitchen/Breakfast Room 11' 6" x 8' 5" (3.509m x 2.562m)

Rear aspect uPVC double glazed window with lovely views, over open countryside. Part glazed uPVC double glazed door leading to the rear garden. Fitted range of eye and base level units, stainless steel sink with a mixer tap, roll edged worktops, integrated oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, seating area.



First Floor Landing

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

Bedroom One 11' 6" x 10' 7" (3.502m x 3.215m)

Front aspect uPVC double glazed window, storage cupboard, spotlighting and radiator.



Bedroom Two 11' 7" x 6' 6" (3.540m x 1.990m)

Rear aspect uPVC double glazed window with views over open countryside, dado rail, radiator.



Bathroom

Three piece suite benefiting from a panel enclosed bath, low level WC, wash hand basin, part tiled walls, extractor fan, spotlights, heated towel rail.



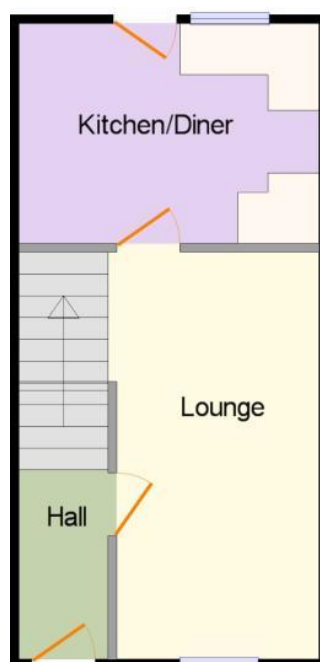
Rear Garden

Enclosed rear tiered garden with a decked area, with steps to the next level, wooden and mature trees.



Parking

The property benefits from a parking space in a nearby carpark.



Ground Floor



1st Floor

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.

Cookslays 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)

7, St. Albans Close EXETER EX4 2NE	Energy rating D	Valid until:	15 January 2029
		Certificate number:	0953-2866-6895-9291-6975

Property type Mid-terrace house

Total floor area 52 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 B.

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