

1 St. Davids Hill, Exeter, EX4 3RG



This charming one bedroom house situated in the heart of the City with easy access in and out of the City centre. With accommodation comprising entrance hall, lounge, kitchen, double bedroom, bathroom, and courtyard garden.

Offers in the Region of £200,000 Freehold DCX02708

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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 Hall

Accessed via part frosted uPVC double glazed door. With access through to the lounge and stairs to the first floor landing.

Lounge 13' 7" x 12' 2" (4.133m x 3.706m)

Triple aspect uPVC double glazed windows. Wood effect flooring. Television point. Telephone point. Electric night storage heater. Understairs storage cupboard. Plumbing for washing machine. Access through to the kitchen.



Kitchen 11' 10" x 4' 3" (3.605m x 1.306m)

Dual aspect double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Electric cooker point. Further appliance space. Extractor fan.



First Floor Landing

Doors to bedroom one and bathroom.

Bedroom One 11' 6" x 10' 2" (3.498m x 3.104m)

Dual aspect uPVC double glazed windows with views over the city. Electric night storage heater.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC and wash hand basin with mixer tap. Extractor fan. Access to the loft void above. Wall mounted heater.

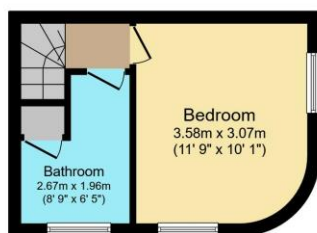


Outside

Small area of hardstanding with wooden shed ideal for bike storage.



Ground Floor



First Floor

Total floor area 40.7 sq.m. (438 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.focalagent.com

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.

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Cookleys 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)

1, St. Davids Hill EXETER EX4 3RG	Energy rating E	Valid until:	25 June 2029
		Certificate number:	2058-3003-7266-3141-5924

Property type Semi-detached house

Total floor area 37 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 E. It has the potential to be B.

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