

32 Leypark Road, Exeter, EX1 3NX



Offered for sale is this immaculate terraced three bedroom having been tastefully updated by the current owners situated with good access both in and out of the City. With accommodation comprising entrance hall, lounge, open plan kitchen/ dining room with recently re-fitted kitchen, three first floor bedrooms, family bathroom, enclosed rear garden, off road parking for one vehicle with electric charging point.

Offers in the Region of £280,000 Freehold DCX02720

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Kitchen/ Dining Room 18' 4" x 11' 4" (5.599m x 3.458m)

Rear aspect uPVC double glazed window. Beautifully fitted range of eye and base level units with sink with mixer tap. Marble effect work surfaces. Integrated oven and hob with extractor fan above. Integrated dishwasher and washing machine. Further appliance space. Spotlighting. Storage cupboards. Seating area. Natural Oak engineered flooring. Front aspect uPVC frosted double glazed window and frosted uPVC double glazed door leads to the front of the property. Radiator. uPVC part glazed door leads to the rear garden.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC part frosted front door. Front aspect frosted uPVC double glazed window. Door through to the lounge. Stairs to the first floor landing. Wood laminate flooring. Spotlighting. Radiator.

Lounge 17' 10" x 11' 1" (5.425m x 3.367m)

Front and rear aspect uPVC double glazed windows. Television point. Telephone point. Spotlighting. Natural Oak engineered flooring. Radiator. Door through to the kitchen/ dining room.



First Floor Landing

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

Bedroom One 11' 6" x 11' 1" (3.505m x 3.389m)

Front aspect uPVC double glazed window with view of the front garden. Built in double wardrobes with hanging space and shelving. Further storage cupboard. Television point. Radiator.



Bedroom Two 12' 3" x 8' 4" (3.723m x 2.537m)

Front aspect uPVC double glazed window with view of the front garden. Built in storage cupboard. Television point. Spot lighting. Radiator.



Bedroom Three 11' 1" x 8' 11" (3.380m x 2.711m)

Rear aspect uPVC double glazed window with view over the rear garden. Spot lighting. Radiator.



Bathroom

Twin rear aspect frosted uPVC double glazed windows. Recently modernised three piece suite comprising P-Shape bath with mixer tap and rain water shower above, low level WC, wash hand basin with mixer tap and storage below. Spot lighting. Extractor fan. Heated towel rail.

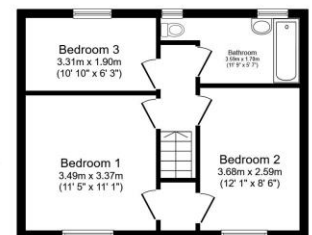


Rear Garden

Private enclosed low maintenance rear garden with large decked area. Access down to further lawned area and secondary covered decked area. Wooden sheds. Gated rear access to the off road parking which is EV ready with a dedicated power supply.

Solar Panels

The property benefits from 10 panel 4kw solar PV system with 2x 2.6kw battery storage.



Total floor area: 79.5 sq.m. (856 sq.ft.)

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 orientations are approximate. No details or guarantees. 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.propertybox.co.uk



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Energy performance certificate (EPC)

35, Llangat Road, E17 9JG, E17 9JG	Energy rating: C	Valid until: 23 October 2029
	Certificate number: 8481-6823-4229-0817-0026	

Property type: Mid-terrace house
Total floor area: 79 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/energy-guidance-for-landlords>
<https://www.gov.uk/guidance/energy-guidance-for-landlords>

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](#)

<https://www.energy-certificates.gov.uk/energy-certificates/8481-6823-4229-0817-0026>

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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