

## 11 St Olaves Mews, Bartholomew Street East, Exeter, EX4 3BH



A ground floor one bedroom apartment situated in the heart of Exeter city centre. This home is at the rear of the building and feels really peaceful. It has its own entrance and is ready to move into. This is perfect for first time buyers or buy to let investors, also offered with no onward chain. Anyone would enjoy living here as you are in the City and able to enjoy all it offers with restaurants, bars, shops and within walking distance to the college and university. Viewing is highly recommended.

**Offers in the Region of £135,000    Leasehold    DCX02730**



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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 solid wood front door. With doors to the lounge, bedroom and bathroom. Door through to storage cupboard. Telephone intercom system. Thermostat control point. Radiator.

### Open plan Lounge/ Kitchen 17' 3" x 12' 5" (5.264m x 3.795m)

Front and rear aspect Sash windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for washing machine. Further appliance space. Breakfast bar. Feature fireplace. Television point. Laminate flooring. Wall lights. Cove ceiling. Radiator.



### Bedroom One 11' 8" x 8' 1" (3.55m x 2.46m)

Front aspect sash window, wall mounted radiator.



### Bathroom

Rear aspect frosted Sash window. Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC and wash hand basin. Storage cupboard housing the boiler. Cove ceiling. Radiator.



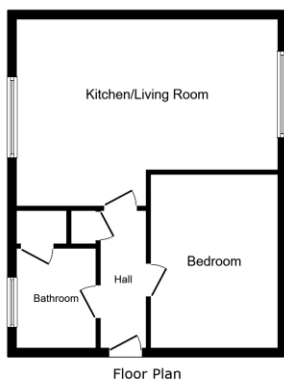
### Communal Grounds

With shrub borders and seating areas.



## Lease Information

**Lease Length 151 Years remaining.**  
**Service charge Approximately £60 PCM**  
**Ground Rent £200 Per Year.**



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 are guaranteed, 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). Issued by www.propertyfinda.co

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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)

11 St. Olaves Mews Bartholomew Street East EXETER EX4 3BH	Energy rating <b>D</b>	Valid until:	26 March 2033
		Certificate number:	2041-6707-7070-6301-3125

Property type

Ground-floor flat

Total floor area

41 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.](#)