

Flat 4, 37 Queens Road, Exeter, EX2 9EP



A spacious two bedroom maisonette situated in one of St Thomas's premier roads and within easy walking distance to the City Centre and local amenities. With accommodation comprising entrance hall, lounge, kitchen, two double bedrooms and bathroom. Allocated off road parking space.

**Offers in the Region of £195,000 Share of Freehold
DCX02738**

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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, kitchen and bathroom. Side aspect Sash window. Turning staircase to the second floor. Telephone intercom point.

Lounge 16' 9" x 12' 4" (5.105m x 3.758m)

Twin front aspect uPVC double glazed windows. Television point. Telephone point. Wall lights. Picture rail. Cove ceiling. Electric night storage heater.



Kitchen 10' 2" x 5' 8" (3.106m x 1.732m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space.



Shower Room

Three piece white suit comprising fully enclosed shower cubicle, Low level WC and wash hand basin. Part tiled walls. Extractor fan. Cove ceiling. Spotlighting. Storage cupboard housing the hot water tank.



Second Floor Landing

With doors to bedroom one and bedroom two.

Bedroom One 12' 11" x 9' 8" (3.946m x 2.947m)

Front aspect uPVC double glazed window. Television point. Into eave storage. Electric wall mounted heater.



Bedroom Two 11' 9" x 9' 3" (3.569m x 2.832m)

Rear aspect uPVC double glazed window. Electric night storage heater.

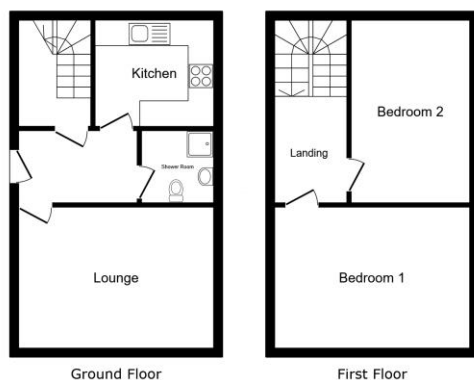


Off road allocated parking space.



Lease Information

There is 968 years left of a 999 year lease Service Charge is £30 per month No Ground Rent



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). Powered by www.property.com

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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)

Front Flat Ground Floor 37 Queens Road EXETER EX2 9EP	Energy rating C	Valid until:	15 December 2034
		Certificate number:	9363-3945-2202-0624-1200

Property type	Ground-floor flat
Total floor area	36 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 C. It has the potential to be C.

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