

15 West View Terrace, Exeter, EX4 3BP



A spacious three bed terraced property which is in need of some updating. Located in the heart of the City Centre, 15 West View Terrace is situated within a conservation area and boasts attractive period features. The deceptive accommodation comprises of entrance hall, lounge, kitchen, one first floor bedroom and bathroom, and two further bedrooms on the second floor. Outside you have a private enclosed courtyard great for entertaining. Offered for sale with no onward chain.

Offers in the Region of £240,000 Freehold DCX02757

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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 uPVC part frosted front door. Doors to lounge and kitchen. Stairs to the first floor landing. Radiator.

Lounge 10' 11" x 9' 8" (3.321m x 2.949m)

Front aspect uPVC double glazed Sash style window. Television point. Radiator.



Kitchen 11' 7" x 10' 2" (3.521m x 3.088m)

Rear aspect uPVC Sash style window. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Wall mounted boiler. Understairs storage cupboard. Radiator,. Part glazed door leads to lean to.



Lean to

Doors to the cloak room and rear garden.

Cloakroom

Low level WC.

First Floor Landing

Rear aspect uPVC double glazed window. Doors to bedroom one and bathroom. Large storage cupboard. Turning staircase to the second floor landing.

Bedroom One 14' 2" x 9' 8" (4.325m x 2.959m)

Front aspect uPVC double glazed Sash style window. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath, low level WC and wash hand basin. Part tiled walls. Radiator.



Second Floor Landing

Rear aspect uPVC double glazed window. Doors to bedroom two and bedroom three. Access to the loft void above.

Bedroom Two 14' 2" x 9' 9" (4.308m x 2.982m)

Front aspect uPVC double glazed window with views over the City and open countryside. Wardrobe. Radiator.



Bedroom Three 9' 10" x 8' 7" (3.007m x 2.620m)

Rear aspect uPVC double glazed window. Radiator.



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.

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.

Courtyard Garden

Enclosed rear courtyard with shrub borders and hard standing.



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Energy performance certificate (EPC)

15, West View Terrace EXETER EX4 3BP	Energy rating D	Valid until:	10 December 2027
		Certificate number:	8283-7422-5059-8569-6992

Property type Mid-terrace house

Total floor area 80 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.](#)