

Flat 9, 126a Fore Street, Exeter, EX4 3JQ



A spacious two double bedroom apartment with accommodation over two floors situated in the heart of the City and has undergone some refurbishment by the current owner. With an open plan lounge & kitchen, personal courtyard with large decked area, two double bedrooms and shower room.

Offers in the Region of £195,000 Leasehold DCX01945

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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 doorway through to the open plan lounge and kitchen.

Open plan Lounge/ Kitchen 18' 8" x 15' 3" (5.689m x 4.644m)

Rear aspect sealed unit Sash window. 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. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Seating area. Spotlighting. Television point. Thermostat control point. Stairs to the first floor landing. Understairs storage cupboard. Double doors lead to patio. Two radiators.



First Floor Landing

With doors to bedroom one, bedroom two and shower room. Spotlighting. Radiator.

Bedroom One 10' 3" x 9' 3" (3.120m x 2.816m)

Rear aspect sealed unit Sash effect window. Storage cupboard. Radiator.



Bedroom Two 12' 1" x 9' 9" (3.681m x 2.961m)

Rear aspect double glazed Sash window. Built in double wardrobe with hanging space and shelving. Spotlighting. Radiator.



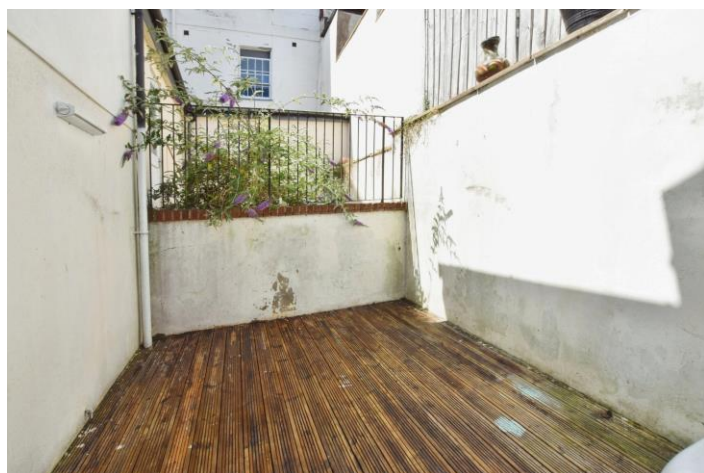
Shower Room

Three piece white suite comprising walk in shower cubicle, low level WC and wash hand basin with mixer tap. Tiled flooring, part tiled walls, extractor fan and heated towel rail.



Courtyard

A large decked area with ample secluded seating area.

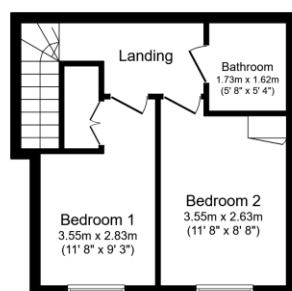
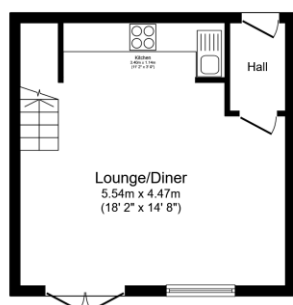


Lease information

Lease Length: 975 years remain

Service Charges: £1289.52 per annum

Ground Rent: £75 per annum



Total floor area: 59.5 sq.m. (641 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 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.propertybox.co.uk

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.

Cooksleys 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)

FLAT 9 126A FORE STREET ST DAVIDS EXETER EX4 3JQ	Energy rating D	Valid until: 1 December 2030
		Certificate number: 9030-5120-2009-0503-1222

Property type Mid-terrace house

Total floor area 57 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.](#)