

4 Courtenay Terrace, Starcross, Exeter, EX6 8QQ



A spacious three bedroom terraced house situated in a level position within the popular Estuary village of Starcross. In need of full modernisation with accommodation benefiting from an entrance hall, lounge, dining room, kitchen, bathroom, three bedrooms, cloakroom, enclosed large rear garden. No onward chain.

Offers in the Region of £225,000 Freehold DCX02771

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted uPVC double glazed door with part frosted inner doorway. Doors to lounge and dining room. Stairs to the first floor landing.

Lounge 11' 10" x 12' 1" (3.599m x 3.689m)

Front aspect uPVC double glazed bay window. Fireplace with wooden mantle and tiled hearth and surround. Television point and radiator.



Dining Room 13' 3" x 11' 0" (4.043m x 3.360m)

Rear aspect uPVC double glazed window. Twin built in storage cupboards. Gas flame effect fireplace. Understairs storage cupboard. Door through to inner hallway.



Inner Hallway

uPVC double glazed frosted door to rear garden. Door to the larder. Opening through to the kitchen.

Kitchen 7' 6" x 9' 0" (2.287m x 2.735m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and single drainer. Work surfaces, electric cooker point and further appliance space. Door through to the downstairs bathroom and store cupboard.



Store cupboard

Side aspect uPVC double glazed window. Range of eye and base level units.

Downstairs Bathroom

Rear aspect frosted uPVC double glazed window. Panel enclosed bath, low level WC, wall mounted heater and radiator.



First Floor Landing

With doors to bedroom one, bedroom two, bedroom three and cloakroom. Access to the loft void above. Radiator.

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)

4 Courtenay Terrace Starcross EXETER EX6 8QQ	Energy rating E	Valid until:	15 July 2035
		Certificate number:	1035-5723-9500-0606-2292

Property type

Mid-terrace house

Total floor area

92 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 E. It has the potential to be C.

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