

## 32 King Edward Street, Exeter, EX4 4NY



A spacious three bedroom period bay fronted property, situated close to St David's train station and with good access in and out of the City. With spacious accommodation spread over three floors comprising entrance hall, lounge, dining room, kitchen, lean-to, cloakroom, three double bedrooms, family bathroom, enclosed rear garden.

**Offers in the Region of £290,000    Freehold    DCX02576**

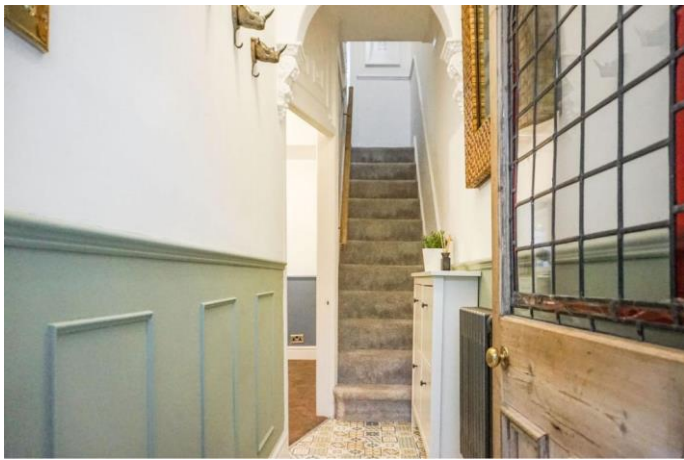
# 32 King Edward Street, Exeter, EX4 4NY

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 part frosted front door with stained glass inner doorway. Door through to dining room. Stairs to first floor landing. Radiator.



### Dining Room 12' 4" x 10' 4" (3.770m x 3.142m)

Rear aspect uPVC double glazed window. Door through to the kitchen. Opening through to the lounge. Wood laminate flooring. Radiator. Understairs storage cupboard.



### Lounge 12' 3" x 10' 5" (3.726m x 3.177m)

Front aspect uPVC double glazed Bay window. Feature fireplace with wooden mantle. Picture rail. Television point. Wood laminate flooring. Storage cupboards. Radiator.



### Kitchen 10' 4" x 9' 10" (3.144m x 3.007m)

Rear aspect window with view of the rear garden. Beautifully fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Gas cooker point. Plumbing for washing machine. Further appliance space. Concealed wall mounted boiler. Spot lighting. Cove ceiling. Door through to the Lean to.





**Lean-to 8' 6" x 4' 4" (2.579m x 1.331m)**

Rear aspect window. Part glazed door through to rear garden. Door to downstairs cloakroom.

**Cloakroom**

Low level WC and wash hand basin with mixer tap.

**First Floor Landing**

With door to bedroom one, bedroom two and bathroom. Turning staircase to the second floor.

**Bedroom One 14' 0" x 12' 3" (4.271m x 3.738m)**

Front aspect uPVC double glazed Bay window. Feature fireplace. Twin built in wardrobes with hanging space. Storage recess. Radiator.



**Bedroom Two 13' 0" x 10' 1" (3.955m x 3.061m)**

Rear aspect uPVC double glazed Bay window. Television point. Cove ceiling. Access to loft void above. Radiator.



**Bathroom**

Rear aspect frosted uPVC double glazed window. Four piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, walk in shower cubicle, low level WC and wash hand basin. Tiled flooring. Tiled Walls. Extractor fan. Wall mounted sensor light. Heated towel rail.



**Second Floor Landing**

Front aspect uPVC double glazed window. Door through to bedroom three.



**Bedroom Three 11' 4" x 12' 8" (3.448m x 3.859m)**

Rear aspect Velux window. Solid wood flooring. Storage cupboard. Radiator.



## Rear Garden

Private enclosed rear garden with seating area, mature trees and shrubs.



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.



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. Powered by [www.property24.co.uk](https://www.property24.co.uk)

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## Energy performance certificate (EPC)

32, King Edward Street EXETER EX4 4NV	Energy rating <b>E</b>	Valid until: 8 November 2028
		Certificate number 8625-7229-5739-9109-7906

Property type: Mid-terrace house  
Total floor area: 100 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-standards-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.](#)