

Flat 3, 9 Longbrook Terrace, Exeter, EX4 4EU



This top floor flat is conveniently situated in an excellent city centre location, just a short walk from the shops, restaurants and attractions that Exeter's city centre has to offer. The flat is also close to many local amenities including schools, dentists, doctors' surgeries and the university. The lease has been extended behind the shared freehold to 999 year from 2017. The accommodation comprises an entrance hallway providing access to the loft space and a built-in storage cupboard. Doors lead through to the separate kitchen containing the gas combination boiler, recently re-fitted shower room and open plan living room/bedroom which has been partitioned to create a separate living space. Offering an excellent central location, this flat would be an ideal investment or first time buy and further viewing is highly recommended.

Offers in the Region of £145,000 Share of Freehold
DCX02372

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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 Hallway

The front door opens to the entrance hallway benefiting from a built-in storage cupboard and radiator. Doors to the shower room, kitchen and living room/bedroom as well as access the loft space above.

Lounge 11' 0" x 8' 4" (3.365m x 2.546m)

Front aspect sash window, television point, telephone point, picture rail, twin doors through the dividing partition wall to the bedroom, radiator.



Bedroom 11' 6" x 6' 9" (3.508m x 2.062m)

Front aspect sash window, twin storage recesses with hanging space and shelving, built in bed frame.



Kitchen

Rear aspect uPVC double glazed window, fitted range of eye and base level units, roll-edge work surfaces, tiled splashback and a stainless steel sink and drainer unit with a mixer tap over, gas cooker point, plumbing for washing machine, built in storage recess with shelving and the Worcester combination boiler, space for a fridge freezer, radiator.



Floor Plan

Floor area 52.8 sq.m. (569 sq.ft.) approx

Shower Room

Rear aspect frosted window, recently refitted three piece suite comprising of a low level WC, pedestal wash hand basin with tiled splashback and shower cubicle with Triton shower over. In addition there is a radiator and fitted shelving.



Lease Information

1/3 share of freehold. Maintenance charge is £50pcm (goes into a sinking fund) Lease length 999 years from 2017

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.

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Energy performance certificate (EPC)

Flat 3 9 Longbrook Terrace EXETER EX4 4EU	Energy rating D	Valid until:	5 July 2030
		Certificate number:	8250-6423-7620-6756-8202

Property type

Top-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 D. It has the potential to be C.

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