

60 Elmside, Mount Pleasant, Exeter, EX4 6LR



A spacious one bedroom ground floor apartment situated in a sought after Mount Pleasant location, with excellent access both in and out of the city and within walking distance to Exeter University. The accommodation benefits from an entrance hall, lounge, large kitchen, bedroom, bathroom, cloakroom and enclosed rear garden with a brick outbuilding. No onward chain.

Offers in the Region of £135,000 Leasehold DCX02875

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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 a solid wood front door, doors to the lounge, bedroom one, kitchen. Under stairs storage area.

Lounge 14' 0" x 12' 0" (4.257m x 3.651m)

Front aspect uPVC double glazed bay window, recessed feature fireplace with a wooden mantle and tiled hearth, television point, pitcher rail and a electric wall mounted heater.



Bedroom 11' 2" x 10' 3" (3.407m x 3.119m)

Rear aspect uPVC double glazed window, recessed feature fireplace, picture rail and a electric heater.



Kitchen 12' 7" x 10' 5" (3.844m x 3.165m)

Side aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, part tiled walls, plumbing for a washing machine, electric cooker point, storage cupboard, further appliance space, electric wall mounted heater, door to the bathroom, cloakroom and the rear garden.



Bathroom

Rear aspect frosted uPVC double glazed window, panel enclosed bath with a shower above, wash hand basin, extractor fan, part tiled walls and a wall mounted heater.



Cloakroom

Low level WC.

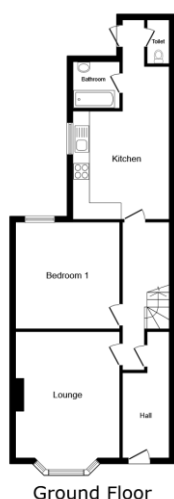
Rear Garden

Enclosed courtyard garden with a seating area, gated rear access and a brick built storage shed.



Lease Information

The property is currently in the process of having a new 999 year lease being granted.



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)

60 Elmside EXETER EX4 6LR	Energy rating E	Valid until:	29 September 2031
		Certificate number:	2900-7706-0622-8022-3193

Property type

Ground-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 E. It has the potential to be C.

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