

60A Elmside, Mount Pleasant, Exeter, EX4 6LR



A spacious one bedroom first 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. No onward chain.

Offers in the Region of £135,000 Leasehold DCX02878

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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

Stairs leading to the landing.

Landing

Doors to Lounge, Kitchen/Breakfast Room, Bedroom and Bathroom. Access to the loft void above. Electric wall-mounted heater.

Lounge 15' 9" x 13' 8" (4.792m x 4.174m)

Front aspect uPVC bay window. Electric fireplace with surround. Picture rail. Television point. Telephone point. Electric wall-mounted heater.



Kitchen/Breakfast Room 10' 10" x 10' 2" (3.310m x 3.102m)

Rear aspect uPVC double glazed window with views over Exeter. Range of eye and base level units. 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. Storage cupboard.



Bedroom 10' 5" x 9' 4" (3.169m x 2.838m)

Rear aspect uPVC double glazed box bay window. Airing cupboard with water tank and slatted shelving. Electric wall-mounted heater.



Shower Room

Side aspect frosted uPVC double glazed window. Three piece suite comprising walk-in shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.



Lease Information

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



11/02/25, 4:47 PM | Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

60a Elmfield EX4 6LH EX4 6LH	Energy rating D	Valid until 29 September 2031
		Certificate number 6339-4721-0000-0000-0226

Property type | Top-floor flat
Total floor area | 38 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/buyers-guide/energy-efficiency>.

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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/6339-4721-0000-0000-0226> | 1/8

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.

