

6 Brookway, Whipton, Exeter, EX1 3JJ



In need of some updating, this three bedroom family property is situated in a quiet, no-through road location with easy access both in and out of the city, with accommodation comprising of Entrance Hall, Lounge, Kitchen, Utility Room, Three First Floor Bedrooms, Family Bathroom, Cloakroom, and large Enclosed Rear Garden.

Offers in the region of £235,000 Freehold DCX02891

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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

Access via UPVC part-frosted front door with front-aspect frosted UPVC double-glazed windows. With door through to lounge, stairs to first floor landing and radiator.

Lounge 17' 11" x 11' 2" (5.452m x 3.395m)

Front aspect UPVC double-glazed window with view of the front garden and UPVC French doors to the rear garden, telephone point, television point, radiator and door through to the kitchen.



Kitchen 11' 6" x 10' 9" (3.493m x 3.284m)

Rear aspect UPVC double-glazed window with view over the rear garden, fitted range of eye and base level units with stainless steel sink with single drainer, roll-edge work surfaces, part-tiled walls, gas cooker point, plumb for washing machine, further appliance space and radiator. Access through to utility room.



Utility room 8' 5" x 6' 10" (2.568m x 2.083m)

Front aspect frosted UPVC double-glazed window, wall-mounted boiler, storage cupboards, and front aspect UPVC frosted double-glazed door leading through to the front of the property.



First Floor Landing

With doors to Bedroom 1, Bedroom 2, Bedroom 3, Cloakroom and Bathroom. Also with access to loft above and radiator.

Bedroom One 11' 4" x 11' 1" (3.457m x 3.390m)

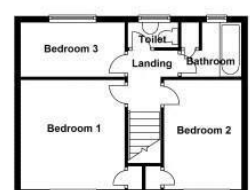
Front aspect UPVC double-glazed window, storage cupboard, and radiator.



Ground Floor



First Floor



Bedroom Two 12' 0" x 8' 6" (3.658m x 2.585m)

Front aspect UPVC double-glazed window, storage cupboard and radiator.



Bedroom Three 11' 2" x 6' 3" (3.394m x 1.897m)

Rear aspect UPVC double-glazed window with view of the rear garden and radiator.



Bathroom

Rear aspect frosted UPVC double-glazed window, panel enclosed bath with mix tap and handheld shower over bath, wash-hand basin and storage cupboard. Also with part-tiled walls and extractor fan.



Cloakroom

Rear aspect frosted UPVC double-glazed window, low level WC.

Rear Garden

Private enclosed rear garden by range of panel fencing with area for a hard standing and mainly laid to lawn. Front of property is mainly laid to lawn with pedestrian access to the front door.



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.

Cookbooks 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

6 Brookway EXETER EX1 3JJ	Energy rating C	Valid until:	30 January 2032
		Certificate number:	6832-6029-5100-0339-3276

Property type End-terrace house

Total floor area 78 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 C. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		