

8 Viking Grove, Exeter, EX1 3YH



A three bedroom semi detached property located in the popular and convenient Mayfield Gardens Taylor Wimpey development. The accommodation comprises of Entrance Hall, Cloakroom, Kitchen, Lounge/Diner, Three First Floor Bedrooms and Family Bathroom. The property also benefits from a landscaped garden and parking for two vehicles. Viewing is highly recommended to appreciate the accommodation on offer.

Offers in the Region of £280,000 Freehold DCX02006

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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

uPVC double glazed front door. Doors to the kitchen, cloakroom and Lounge/Diner. Stairs to the first floor landing. Radiator. Cupboard.



Cloakroom 0' 0" x 0' 0" (0m x 0m)

Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Spot lights.

Kitchen 11' 3" x 8' 8" (3.43m x 2.64m)

Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Integrated oven and hob with extractor over. Integrated fridge/freezer. Integrated dishwasher and washing machine. Tiled splashback. Spot lighting. Vinyl flooring.



Lounge/Diner 15' 7" x 12' 0" (4.75m x 3.65m)

Rear aspect uPVC double glazed French doors to the rear garden. Radiator. TV point.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to the loft void above. Cupboard with shelving.

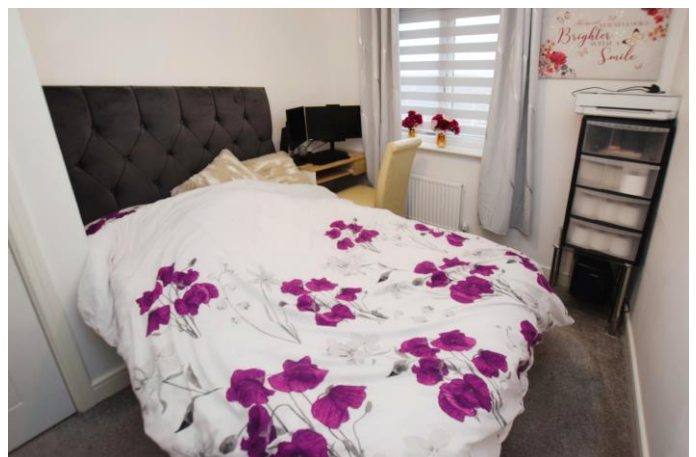
Bedroom One 13' 7" x 10' 2" (4.14m x 3.10m)

Front aspect uPVC double glazed window. Build in wardrobes with hanging space and shelving. Radiator.



Bedroom Two 11' 6" x 7' 4" (3.50m x 2.23m)

Rear aspect uPVC double glazed window. Built in wardrobes with hanging space and shelving. Radiator.



Bedroom Three 10' 9" x 8' 0" (3.27m x 2.44m)

Rear aspect uPVC double glazed window. Radiator.



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.

Bathroom

Three piece suite comprising panel enclosed bath with shower above. Low level WC. Pedestal wash hand basin. Tiled walls. Heated towel rail. Extractor.



Outside

Fully enclosed rear garden by range of panel fencing. Artificial lawn. Patio area. Wooden gate for rear access. Parking for two vehicles.



Energy performance certificate (EPC)

8, Viking Grove EXETER EX1 3YH	Energy rating B	Valid until: 2 March 2031 Certificate number: 0270-3001-1307-8009-6200
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Property type	End-terrace house
Total floor area	84 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 B. It has the potential to be A.

[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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		