

44 Warwick Road, Exeter, EX1 3HB



Situated in a popular and well-established residential area, this attractive three-bedroom semi-detached home offers generous living space, ample parking, making it ideal for families and professionals alike. The property benefits from off-road parking for up to three vehicles, a shared driveway and access to a garage, providing both convenience and practicality. Inside, the accommodation is well-proportioned and naturally light, with three bedrooms arranged over the first floor. To the rear, the extended garden offers a fantastic outdoor space, perfect for entertaining, gardening or family use, with plenty of room to enjoy throughout the year. Located within easy reach of local amenities, schools and transport links, this property presents a great opportunity to acquire a well-positioned home in the heart of Exeter.

Offers in the Region £360,000 Freehold DCX02925

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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

Entrance hall access via uPVC part frosted front door with twinned front aspect frosted windows, doors to the dining room, cloakroom, access to kitchen, storage cupboard, stairs to first floor landing, laminate flooring, telephone point, radiator

Dining room 12' 3" x 11' 2" (3.727m x 3.414m)
uPVC double glazed sliding doors leading into the lean to, gas fireplace, coved ceiling, radiator



Lounge 12' 1" x 12' 2" (3.687m x 3.696m)
Front aspect uPVC double glazed box bay window, gas flame effect fire with wooden mantle, television point, coved ceiling, radiator



Kitchen 11' 9" x 7' 8" (3.572m x 2.349m)

Rear aspect uPVC double glazed window with view of the rear garden, fitted ranged of eye and base level units with stainless steel sink and a half with mixed tap and single drainer, roll edge work surfaces, part tiled walls, integrated double oven and hob with extractor fan above, plumbing for washing machine, further appliance space, cove ceiling, pantry with shelving, part glazed door that leads to the lean to



Lean to 10' 4" x 5' 5" (3.159m x 1.647m)

Rear aspect uPVC double glazed window with view of the rear garden, uPVC double glazed french doors leading to the rear garden, tiled flooring, shelving, cloak room, side aspect frosted uPVC double glazed windows, low level WC, wash hand basin



First Floor Landing

Side aspect uPVC frosted double glazed windows, doors to bedroom one, bedroom two, bedroom three, bathroom, with loft above

Bedroom One 15' 0" x 9' 3" (4.578m x 2.826m)

Front aspect uPVC double glazed box bay window, built in floor to ceiling wardrobes with hanging space and shelving, telephone point, radiator



Bedroom Two 11' 2" x 10' 8" (3.408m x 3.250m)

Rear aspect uPVC double glazed windows with view of the rear garden, airing cupboard with water tank, shelving, radiator



Bedroom Three 8' 0" x 6' 11" (2.439m x 2.106m)

Front aspect uPVC double glazed window with view of the front garden, radiator



Shower Room

Rear aspect frosted double glazed windows, three piece white suite comprising walk in shower cubicle, low level WC, wash hand basin with mixed tap, tiled walls, heated towel rail



Rear Garden

Private enclosed rear garden with paved seating area, with shrub borders, steps down to a further lawned area. Please note the owners have purchased an addition piece of land to extend the plot to the rear.



Outside

To the side of the property there is a garage with metal up and open door, shared drive way to the front

Front garden

Off road parking for up to five vehicles with hard standing shingle area and pedestrian access to the front door


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Energy performance certificate (EPC)


Property type
Semi-detached house
Total floor area
77 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>).

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.](#)
TOTAL FLOOR AREA: 1054 sq ft (97.4 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The terms and conditions of sale have not been tested and no guarantee is given as to their operation or efficiency can be given.
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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.