

6 Cleve Court, Cleve Lane, Exeter, EX4 2AR



This 3 double bedroom property is situated in a secluded development in a semi-rural location in Higher Exwick. Within close proximity of local shops, schools, doctors' surgery and with good access and bus routes to Exeter City Centre, this prestigious development also benefits from use of communal grounds.

The internal accommodation is beautifully presented, and comprises a spacious entrance hall, family bathroom, a master bedroom with en-suite shower room, second double bedroom, a large lounge and an open-plan kitchen diner on the ground floor. Upstairs, there is a spacious loft room providing a third double bedroom. Externally, there are gardens to the front and side of the property.

**Offers in the region of £365,000 Share of Freehold
DCX02819**

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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 Hallway 10' 1" x 8' 0" (3.070m x 2.446m)

Accessed via a part glazed front door, front aspect sealed unit double glazed windows, door to bedroom one, bedroom two, bathroom and the lounge. Stairs to bedroom three, spot lighting and radiator.

Lounge 19' 0" x 14' 9" (5.788m x 4.499m)

Twin side aspect uPVC double glazed windows with views over open countryside, television point, telephone point, spot lighting, radiator and part glazed double doors leading to the open plan kitchen dining room.



Kitchen/Diner 20' 3" x 10' 9" (6.184m x 3.269m)

Twin side aspect uPVC double glazed windows, range of eye and base level units, with stainless steel sink and a half with a single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above, integrated washing machine, integrated fridge and freezer, breakfast bar, large sitting area, under stairs storage cupboard. spotlighting. Radiator. Side aspect double glazed door which leads to the private garden.



Bedroom One 14' 4" x 9' 3" (4.379m x 2.832m)

Side aspect uPVC double glazed window with views over open countryside, spot lighting, radiator, door to the en-suite shower room.



En-suite

Side aspect uPVC frosted double glazed window, three piece white suite benefiting from a walk in shower cubicle, low level WC, wash hand basin, part tiled walls, extractor fan and a radiator.



Bedroom Two 12' 1" x 11' 10" (3.682m x 3.612m)

Front and side uPVC double glazed windows, airing cupboard with wall mounted boiler and shelving. Spotlighting and radiator.



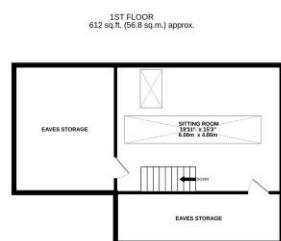
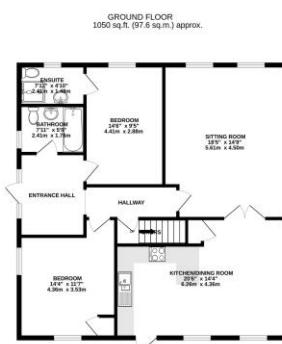
Bathroom

Front aspect frosted uPVC double glazed window, three piece suite comprising panel enclosed bath with a hand held shower above, low level WC, wash hand basin, part tiled walls, extractor fan and a radiator.



Bedroom Three 19' 10" x 13' 10" (6.035m x 4.208m)

Side aspect velux window, large central skylight, two large walk-in eave storage spaces, radiator.



TOTAL FLOOR AREA: 1662 sq.ft. (154.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for illustrative purposes only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Rear Garden

Enclosed landscaped private rear garden with a large seating area, mature trees and shrubs. Outside tap and access to the front of the property.



Front garden

Mainly laid to lawn, pedestrian access to the covered front door.

Communal grounds

Located in an elevated position of Exwick is situated within a private development boasting 3.5 acres of communal grounds, tennis courts and private parking.



Parking

Allocated off road parking close to the front door.

Lease information

The development is managed by the residents and the service charge is £220 per month.

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Energy performance certificate (EPC)

6 Cleve Court Cleve Road EXETER EX4 2AR	Energy rating C	Valid until 7 September 2035
		Certificate number 2938-9510-2405-2435

Property type
Semi-detached house

Total floor area
133 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-letting-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-letting-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.](https://www.gov.uk/guidance/improving-the-energy-efficiency-of-domestic-rented-property)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2938-9510-2405-2435>

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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.