

## 24 High Meadows, Exeter, EX4 1RJ



Positioned overlooking the Cathedral city of Exeter with stunning views and benefiting from full refurbishment this two bedroom semi detached bungalow is a credit to the current owners. The spacious accommodation comprises an entrance hallway, newly fitted modern kitchen, lounge with panoramic views, two double bedrooms, shower room, enclosed rear garden backing on to a nature reserve, garage and off road parking. Viewing is highly recommended. No onward chain.

**Offers in the Region of £285,000    Freehold    DCX02623**

# 24 High Meadows, Exeter, EX4 1RJ

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 glazed front door with side aspect frosted uPVC double glazed window and front aspect uPVC double glazed window with stunning views over the city. Doors to kitchen and lounge. Storage cupboard and telephone point.

### Kitchen 9' 0" x 8' 11" (2.731m x 2.719m)

Front aspect uPVC double glazed window with stunning elevated views over the city. Recently fitted range of eye and base level units with integrated oven and induction hob with extractor fan above. Sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, plumbing for washing machine and further appliance space.



### Lounge 18' 7" x 11' 11" (5.661m x 3.623m)

Front aspect uPVC double glazed window with stunning views over the city of Exeter. Television point, seating area and radiator.



### Bedroom One 12' 11" x 10' 10" (3.938m x 3.296m)

Rear aspect uPVC double glazed window with a view over the garden and nature reserve, built in wardrobe with hanging space and shelving, further storage cupboards and a radiator.





### Bedroom Two 11' 0" x 9' 9" (3.346m x 2.981m)

Rear aspect uPVC double glazed window with a view over the rear garden and nature reserve. Built in wardrobe with hanging space and shelving. Further storage cupboards. uPVC door leads to the rear garden.



### Rear Garden

Enclosed rear garden with seating area, steps to a further lawned area with shrub borders and rockery. Ornate garden pond. Backing onto the nature reserve. Wooden door leads through to the garage.



### Shower Room

Side aspect frosted uPVC double glazed window. Three piece suite comprising walk in shower cubicle with Redring shower, low level WC, pedestal wash hand basin with mixer tap. Part tiled walls and radiator.

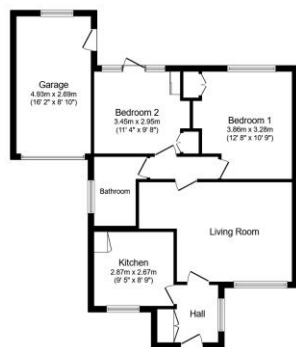


### Garage

Metal up and over door. Light and power.

### Off road parking

For two vehicles to the front of the property.



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.

# Energy performance certificate (EPC)

24 High Meadows EXETER EX4 1RJ	Energy rating <b>E</b>	Valid until: <b>18 July 2033</b>
		Certificate number: <b>5037-8623-8200-0531-8292</b>

Property type	Semi-detached bungalow
Total floor area	63 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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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: