

101 Mincinglake Road, Stoke Hill, Exeter, EX4 7DU



Situated in a popular location this two bedroom ground floor apartment with enclosed rear low maintenance rear garden. With spacious accommodation comprising entrance hall, lounge, kitchen, summer room, two double bedrooms and family bathroom. Positioned close to local amenities, primary schools, secondary schools and a bus route in and out of the City centre. Viewings is highly recommended.

Offers in the Region of £210,000 Leasehold DCX02495

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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 a part frosted uPVC front aspect window. Doors to lounge, kitchen, storage cupboard, bedroom one, bedroom two and bathroom. Large storage cupboard. Wood effect flooring, cove ceiling and radiator.

Lounge 15' 11" x 11' 7" (4.854m x 3.537m)

Front and rear aspect uPVC double glazed windows. Feature fireplace, television point, telephone point, cove ceiling and radiator.



Kitchen 9' 2" x 6' 11" (2.788m x 2.100m)

Rear aspect window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob. Further appliance space. Storage recess. Frosted glazed door leads to summer room.



Summer Room 6' 8" x 7' 0" (2.031m x 2.123m)

Triple aspect uPVC double glazed windows. Tiled flooring. uPVC double glazed doors leads to the rear garden.



Bedroom One 14' 2" x 9' 6" (4.320m x 2.884m)

Rear aspect uPVC double glazed window with view over the rear garden. Cove ceiling and radiator.



Bedroom Two 11' 0" x 9' 6" (3.357m x 2.903m)

Front aspect uPVC double glazed window. Cove ceiling and radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with Titron shower above. Low level WC, wash hand basin, part tiled walls, extractor fan, wood effect flooring and heated towel rail.



Rear Garden

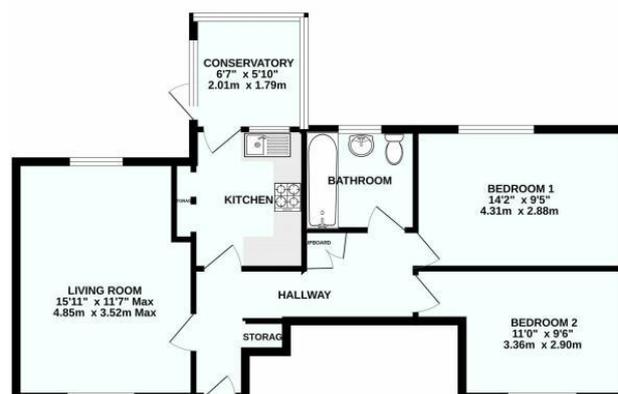
Beautifully maintained rear garden enclosed by range of panel fencing with mature trees and shrub borders. Large seating area. Lawn. Wooden shed and brick built storage out building with light and power.



Lease Information

Freeholder: Exeter City Council
Lease Length: 87 years left of a 125 years
Lease Commencement: 03.11.1986
Maintenance Charge: £230.76 annually
Ground Rent: £10 annually

GROUND FLOOR



Energy performance certificate (EPC)

131 Micklestone Road S24 7JL E14 7DU	Energy rating D	Valid until 8 September 2032
		Certificate number 0219-3020-3201-6602-2200

Property type	Ground-floor flat
Total floor area	51 square metres

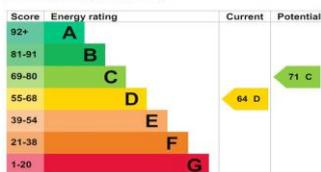
Rules on letting this property

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/government/uploads/system/uploads/attachment_data/file/67494/landlord_guidance.pdf).

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.](#)



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

Breakdown of property's energy performance

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.