

57 Blackthorn Crescent, Exeter, EX1 3HQ



Cooksleys are proud to bring to the market a warm and inviting three-bedroom home tucked away in one of Exeter's peaceful residential crescents. This property offers a superb blend of space, comfort, and convenience and has been tastefully renovated by the current owners. The property is perfect for families or professionals looking to be close to the heart of the city without compromising on tranquillity.

The spacious accommodation benefits from an entrance hall, large lounge, conservatory, refitted modern kitchen, utility room, three first floor bedrooms, recently renovated family bathroom, large enclosed rear garden. No onward chain. Viewing is highly recommended.

Offers in Excess of £274,950 Freehold DCX02898

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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

Accessed via a uPVC double glazed front door, front aspect frosted uPVC double glazed windows, door through to the lounge, stairs to the first floor landing and a radiator.

Lounge 17' 11" x 11' 0" (5.456m x 3.352m)

Front aspect uPVC double glazed window, telephone point, television point, two radiators, door through to the kitchen, french doors to the conservatory.



Conservatory 8' 4" x 9' 10" (2.546m x 3.001m)

Triple aspect uPVC double glazed windows, door to the rear garden. Radiator.



Kitchen 11' 5" x 10' 9" (3.479m x 3.277m)

Renovated to a high standard with a rear aspect uPVC double glazed window with a view over the rear garden, fitted range of base level units, stainless steel sink with a mixer tap and single drainer, solid wood surfaces, integrated oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, storage cupboard and a radiator. Door through to the utility room.

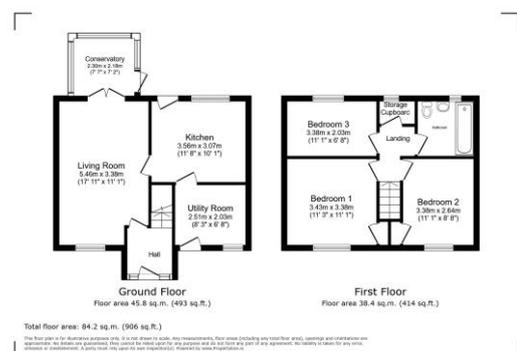


Utility room 8' 4" x 6' 8" (2.552m x 2.031m)

Front aspect uPVC double glazed window, solid wood work surfaces, part tiles walls, appliance space and a radiator. Door leading to the front of the property.

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, storage cupboard housing the wall mounted boiler, access to the loft void above. Radiator



Bedroom One 11' 5" x 14' 6" (3.489m x 4.419m)

Front aspect uPVC double glazed window, built in wardrobe, radiator.



Bedroom Two 12' 1" x 8' 6" (3.672m x 2.595m)

Front aspect uPVC double glazed window, built in wardrobe, radiator.



Bedroom Three 11' 1" x 6' 2" (3.374m x 1.885m)

Rear aspect uPVC double glazed window with a view over the rear garden, radiator.



Family Bathroom

Rear aspect uPVC frosted double glazed window, recently refitted bathroom suite benefiting from a panel enclosed bath, low level WC, wash hand basin, part tiled walls and a heated towel rail.



Rear Garden

Enclosed rear garden with a large lawned area, outdoor seating area



Front garden

Low maintenance front garden with a mature tree and pedestrian access to the front door.

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.

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Energy performance certificate (EPC)

57 Blackthorn Crescent EXETER EX1 3HQ	Energy rating	Valid until:	20 November 2035
	C	Certificate number:	9380-2330-1390-2525-0335

Property type: Mid-terrace house

Total floor area: 81 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 C. It has the potential to be B.

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