

Flat 3, 22 Haldon Road, Exeter, EX4 4DZ



Cooksleys are pleased to be instructed to offer to the market this converted one bedroom top floor flat with views over the river and city beyond. Situated in an ideal location close to the city centre with all the amenities it offers, and within walking distance of St Davids' and Central Station. Accommodation briefly comprises an open living space with Kitchen area, Bedroom and full bathroom. A great opportunity for a First Time Buy or for investment. An early viewing is advised.

Offers in the region of £145,000 Leasehold DCX01546

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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

Entrance hall accessed via personal front door. Stairs leading to landing. Cupboard with appliance space. Steps to bathroom. Further steps to Lounge. Velux window. Storage unit. Access to loft void above.

Bathroom 8' 0" x 6' 7" (2.447m x 2.007m)

Rear aspect Velux window. Three piece white suite comprising panel enclosed bath with mixer tap and hand-held shower above, Low level WC and wash hand basin with mixer tap and storage below. Heated towel rail. Tiled flooring. Part-tiled walls. Extractor fan. Shaver point. Spotlighting.



Lounge / Kitchen 15' 1" x 12' 7" (4.607m x 3.836m)

Twin front aspect sash windows. Television point. Radiator. Kitchen area comprising range of eye and base level units with Stainless Steel sink and drainer with mixer tap and roll edge work surfaces. Part-tiled wall. Integrated oven and hob with extractor above. Integrated fridge.



Bedroom One 12' 5" x 8' 7" (3.788m x 2.607m)

Rear aspect uPVC double glazed window with stunning views across the City and to the River. Built in wardrobe. Built in storage cupboard. Radiator.



Other Information

EPC: C Council Tax: A Lease: 125 years from 1990
Service Charges; £150pcm Ground Rent: £30 per annum



Floor Plan

This Floor Plan is for illustration purposes only, and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyGuru

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.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Flat 3 22 Haldon Road EXETER EX4 4DZ	Energy rating C	Valid until: 9 January 2030
		Certificate number: 8880-6429-7710-4160-4292

Property type

Top-floor flat

Total floor area

42 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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