

## 2 St. James Terrace, Exeter, EX4 6QH



Cooksleys are proud to market this quaint ground floor apartment situated in a central location close to fantastic local amenities. The property has been recently updated by the current owners and would make a fantastic first time buy or investment purchase. The accommodation comprises of Entrance Hall, Lounge/Dining Room, Modern Fitted Kitchen, Double Bedroom, Shower, Cloakroom and Garden Space.

Offered to the market with no onward chain, early viewing is highly recommended to appreciate what's on offer.

**Asking Price £169,950**

**Share of Freehold**

**DCX01918**

# 2 St. James Terrace, Exeter, EX4 6QH

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:

### Communal Entrance

Accessed via wooden glazed front door. Laminate flooring. Cupboard housing meters. Personal front door to:

### Entrance Hall

Accessed via wooden front door. Doors to the Lounge/Dining Room, Bedroom, Cloakroom and Kitchen. Understairs storage cupboard. Thermostat control point.



### Lounge/Dining Room 13' 8" x 13' 2" (4.16m x 4.01m)

Front aspect uPVC double glazed bay window. TV point. Radiator. Inset shelving. Picture rail. Cove ceiling.



### Bedroom 12' 3" x 10' 7" (3.73m x 3.22m)

Rear aspect uPVC double glazed window. Radiator. Fully tiled shower cubicle.



### Cloakroom

Pedestal wash hand basin. Low level WC. Fully tiled walls. Fitted mirror.



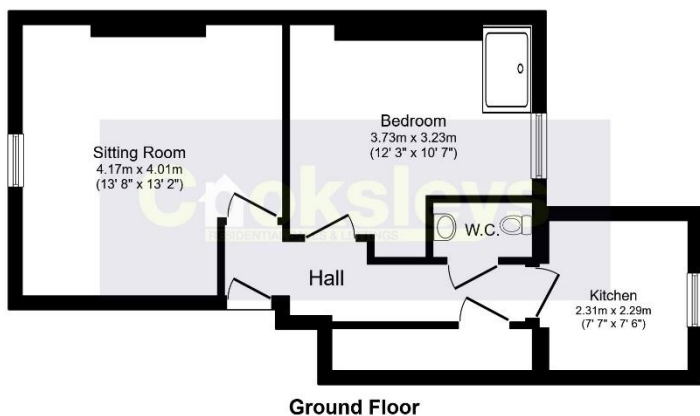
### Kitchen 7' 7" x 7' 6" (2.31m x 2.28m)

Rear aspect uPVC double glazed window. Fitted range of base level units with stainless steel sink with mixer tap and single drainer. Integrated electric oven with four point gas hob and extractor over. Space and plumbing for washing machine. Part tiled walls. Wall mounted boiler. Laminate flooring. Extractor. Space for fridge/freezer.



### Outside

Gravel seating area with shrub borders. Pedestrian access to the front door.



Total floor area 41.9 m<sup>2</sup> (451 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

# Energy performance certificate (EPC)

Ground Floor Flat 2 St James Terrace EXETER EX4 6QH	Energy rating  <b>C</b>	Valid until: <b>3 September 2033</b> <hr/> Certificate number: <b>2900-6940-0122-7204-3173</b>
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## Property type

Mid-floor flat

## Total floor area

35 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 current energy rating is C. It has the potential to be C.

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