

64 New North Road, Exeter, EX4 4EP



Set in the heart of the city with good access in and out of the centre. This two bedroom terraced property, in need of modernisation, with accommodation comprising of Entrance Hall, Lounge, Kitchen, Bathroom, Two double Bedrooms, uPVC double glazing, Gas Central Heating. Offered for sale with no onward chain.

Offers in the Region of £200,000 Freehold DCX01999

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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

Accessed via uPVC part frosted front door. Doors to Lounge and Bathroom. Stairs to the First Floor Landing. Under stairs storage cupboard. Radiator.

Lounge 17' 11" x 11' 5" (5.471m x 3.473m)

Front aspect uPVC double glazed window. Electric fireplace. TV point. Radiator. Storage cupboard. Seating area. Access through to the Kitchen.



Kitchen 13' 0" x 8' 3" (3.962m x 2.525m)

Rear aspect uPVC double glazed window. Sky light. uPVC double glazed door. Fitted range of base level units with stainless steel sink with a single drainer. Roll edge worksurfaces. Part-tiled walls. Wall mounted boiler. Appliance space. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising of a panel enclosed bath, low level WC, wash hand basin. Part tiled walls. Wall mounted heater.



First Floor Landing

Rear aspect uPVC double glazed window. Doors to Bedroom One and Bedroom Two. Storage cupboard. Radiator.

Bedroom One 14' 10" x 11' 5" (4.509m x 3.468m)
Front aspect uPVC double glazed window. Wardrobe.
Radiator.



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.

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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.

Bedroom Two 11' 11" x 8' 4" (3.630m x 2.536m)
Rear aspect uPVC double glazed window. Storage
cupboard. Radiator.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



