

## 26 Prospect Park, St James, Exeter, EX4 6NA



An exciting opportunity to acquire and develop three spacious flats in a popular and convenient location for both the City Centre and Exeter University's Streatham Campus. The building is in need of modernisation and comprises of three one bedroom flats, further basement, courtyard and garage with parking for one vehicle to the front.

This is a fantastic opportunity and we highly recommend viewing to appreciate the accommodation on offer.

**Offers in the Region of £365,000    Freehold    DCX01932**

# 26 Prospect Park, St James, Exeter, EX4 6NA

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

Access to Flat 1. Stairs to the first floor landing.

### Flat One

Accessed via solid wood front door.

### Lounge/Kitchen 16' 2" x 11' 2" (4.936m x 3.397m)

Side and front aspect uPVC double glazed frosted windows. TV point. Kitchen area with stainless steel sink with mixer tap and single drainer, hob and further appliance space and wall mounted cupboards. Picture rail. Electric night storage heater. Door to:



### Bedroom 12' 7" x 9' 9" (3.823m x 2.967m)

Rear aspect uPVC double glazed window. Electric heater. Picture rail. Access to:



### Inner Hallway

Door to the storage cupboard and shower room.

### En-suite

Rear aspect frosted window. Fully enclosed shower cubicle. Low level WC. Wash hand basin with storage below. Shaver point. Radiator.

### Flat Two

Turning staircase to Flat 2. Door to the shower room. Side aspect frosted window.

### Cloakroom

Rear aspect window. Low level WC. Wash hand basin with storage below. Extractor.

### Lounge/Kitchen 15' 4" x 11' 3" (4.669m x 3.420m)

Dual aspect uPVC double glazed windows. Telephone point. Shelving. Wall mounted cupboards. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Hob. Door to:



**Bedroom 12' 8" x 9' 9" (3.862m x 2.975m)**

Rear aspect uPVC double glazed window. Picture rail. Fully enclosed shower cubicle. Built in wardrobe. Electric night storage heater.



**Lounge/Kitchen 14' 2" x 9' 2" (4.312m x 2.800m)**

Side aspect uPVC double glazed window. Light tunnel. Fitted range of eye and base level units. Into eaves storage. TV point. Electric heater.

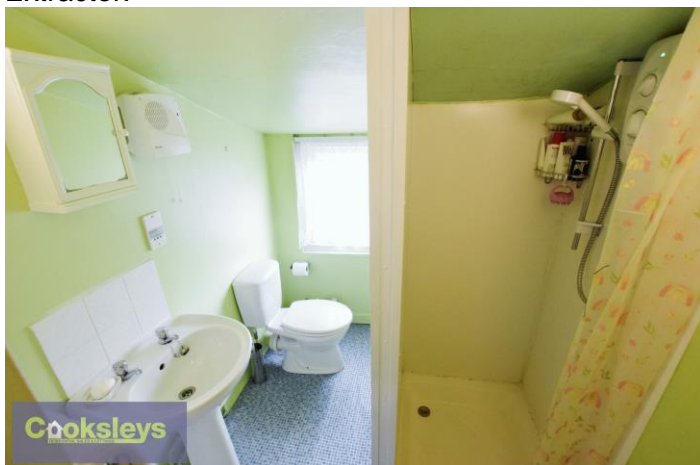


**Flat Three**

Turning staircase. Sliding door to the shower room.

**Shower Room**

Rear aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin with tiled splashback. Shaver point. Wall mounted heater. Extractor.



**Bedroom 12' 0" x 8' 5" (3.646m x 2.578m)**

Rear aspect uPVC double glazed window. Electric night storage heater.



**Utility Area**

Side aspect uPVC double glazed window. Sink with single drainer and plumbing for washing machine. Doors to the Lounge/Kitchen and Bedroom.



### **Basement**

Accessed via uPVC part frosted front door. Access to the entrance hall and cloakroom.

### **Inner Hallway 12' 3" x 4' 10" (3.737m x 1.479m)**

Side aspect frosted window. Storage cupboard. Door to:



Cooksleys

### **Further Room 12' 3" x 8' 7" (3.740m x 2.620m)**

Rear aspect uPVC double glazed window. Shelving.



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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.

Flat 1 26 Prospect Park EXETER EX4 6NA	Energy rating  <b>D</b>
Valid until <b>25 September 2033</b>	Certificate number <b>2865-3030-8201-0537-5204</b>

<b>Property type</b>	Mid-floor flat
<b>Total floor area</b>	34 square metres

Flat 2 26, Prospect Park EXETER EX4 6NA	Energy rating  <b>D</b>
Valid until <b>8 January 2030</b>	Certificate number <b>8160-6929-6910-1461-1202</b>

<b>Property type</b>	Mid-floor flat
<b>Total floor area</b>	28 square metres

Flat 3 26, Prospect Park EXETER EX4 6NA	Energy rating  <b>D</b>
Valid until <b>8 January 2030</b>	Certificate number <b>0363-2841-6991-2000-0865</b>

<b>Property type</b>	Top-floor flat
<b>Total floor area</b>	30 square metres

