

140a Sidwell Street, Exeter, EX4 6RT



Ideal investment opportunity to purchase a four bedroom flat currently rented to sharers with a monthly income of £1350. The property is situated in the heart of the city and close to local amenities. The spacious accommodation benefits from an entrance hallway, lounge, kitchen, four double bedrooms, two with showers, bathroom, UPVC double glazing, Gas central heating, viewing is highly recommended.

Offers in the Region of £215,000 Leasehold DCX01985

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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 part glazed frosted front door. Front aspect frosted window. Doors to Bedroom One and the Lounge. Staircase to First Floor Landing. Telephone point. Radiator.

Lounge 11' 8" x 14' 4" (3.560m x 4.366m)

Front aspect uPVC double glazed window. TV point. Telephone point. Wood laminate flooring. Radiator. Access through to the Kitchen



Kitchen 11' 4" x 9' 1" (3.451m x 2.776m)

Rear aspect uPVC double glazed frosted window. Fitted range of eye and base level units with stainless steel sink with mixer tap and drainer. Rolled edge worksurfaces. Part tiled walls. Plumbing for washing machine. Electric cooker point. Further appliance space. Wall mounted boiler. Breakfast bar.



Bedroom One 11' 8" x 8' 6" (3.550m x 2.603m)

Rear aspect uPVC double glazed window. Electric wall mounted heater.



First Floor Landing

Doors to Bedroom Two, Bedroom Three, Bedroom Four and Bathroom.

Bedroom Two 11' 5" x 9' 5" (3.487m x 2.869m)

Front aspect uPVC double glazed window with view over communal balcony. Fully enclosed shower cubicle. Extractor fan. Radiator.



Bedroom Three 11' 5" x 11' 1" (3.491m x 3.372m)

Rear aspect uPVC double glazed window. Fully enclosed shower cubicle. Shelving. Radiator.



Bedroom Four 11' 6" x 7' 5" (3.504m x 2.265m)

Rear aspect uPVC double glazed window. TV point. Radiator.



Bathroom

Front aspect frosted uPVC double glazed window. Three piece suite benefitting from fully enclosed shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls. 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.

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.

