

9 Cypress Drive, Exwick, Exeter, EX4 2DP



Cooksleys are proud to present a two bedroom semi-detached bungalow situated in popular Exwick, just a stones throw away from local amenities. The spacious and well presented accommodation comprises of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Shower Room. The property also benefits from a private enclosed rear garden, garage and parking for one vehicle.

Offered to the market with no onward chain, viewing is highly recommended.

Offers in the Region of £285,000

Freehold

DCX01934

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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 solid wood front door. Doors to the Lounge and Kitchen. Radiator.

Lounge 18' 5" x 12' 0" (5.616m x 3.666m)

Front aspect uPVC double glazed window. TV point. Seating area. Two radiators.



Kitchen 11' 11" x 8' 10" (3.623m x 2.705m)

Side and rear aspect windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and singled drainer. Rolle edge work surfaces. Integrated oven and hob. Further appliance space. Plumbing for washing machine. Wall mounted boiler. Door through to the:



Inner Hallway

Doors to Bedroom One, Bedroom Two and the Shower Room. Access to the loft void above.

Bedroom One 13' 0" x 10' 11" (3.966m x 3.315m)

Front aspect uPVC double glazed window. TV point. Built in wardrobe with hanging space and shelving. Radiator.



Bedroom Two 11' 1" x 9' 11" (3.384m x 3.025m)

Rear aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Radiator.



Shower Room

Rear aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle. Low level WC. Wash hand basin. Part tiled walls. Shaver point. Radiator.

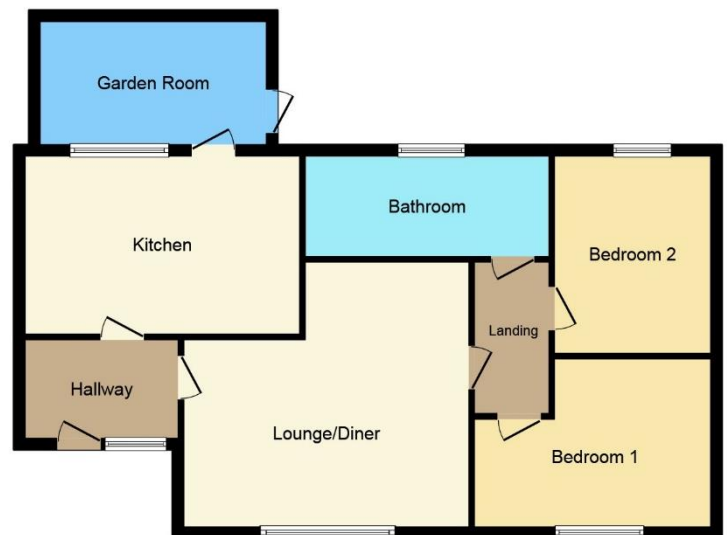


Garage

Metal up and over door. Light and power. uPVC part glazed door. Off road parking for one vehicle to the front.

Garden Room 12' 5" x 7' 11" (3.772m x 2.420m)

Side and rear aspect uPVC double glazed windows. TV point. uPVC part glazed door to the:



Floor Plan

Rear Garden

Private enclosed rear garden by range of panel fencing. Large patio area. Mature trees. Access to the:



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.

Cookbooks 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)

9, Cypress Drive EXETER EX4 2DP	Energy rating D	Valid until: 17 June 2025 Certificate number: 9188-4062-7236-3865-9990
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Property type	Semi-detached bungalow
Total floor area	75 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60