

18 Perceval Road, Exeter, EX4 9BW



A well presented three bedroom mid terrace property in a great location for easy access in and out of the City Centre. The Accommodation comprises entrance hall, lounge, spacious kitchen, utility room, three first floor bedrooms, modern fitted bathroom. Outside is a large garden. This property is one not to miss, and early viewing is highly recommended.

Asking Price £244,950 Freehold

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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 Hallway

Accessed via a part glazed wooden front door, door to the lounge, stairs to the first floor landing and radiator.

Lounge 21' 0" x 10' 8" (6.39m x 3.24m)

Dual aspect room with double glazed windows to front and rear elevations. Electric fire with wooden surround and tiled hearth, Central heating thermostat, two radiators. Door leading through to kitchen.



Kitchen 9' 3" x 9' 9" (2.82m x 2.98m)

Double glazed window to rear elevation and partly glazed double glazed door leading to the garden, range of wall and base units with roll edged worktops, stainless steel sink and drainer with chrome mixer taps. Built in electric hob with electric oven below and chrome extractor over. Plumbing for a washing machine, wood effect vinyl floor covering. Storage cupboard with shelving. Door leading through to the utility room.



Utility Room 10' 9" x 6' 1" (3.27m x 1.85m)

Wooden door to front elevation. Wood effect flooring. Cupboards with work tops over. Fridge/freezer. Space for additional appliance. Radiator. Understairs storage area



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom and access to the Loft void above. Cupboard housing the central heating boiler with storage

Bedroom One 10' 7" x 13' 10" (3.22m x 4.22m)

Double glazed window to front elevation. Radiator.



Bedroom Two 12' 6" x 10' 0" (3.82m x 3.05m)

Double glazed window to rear elevation. Radiator.



Cloakroom

Double glazed window to rear elevation. Low level WC
Vinyl wood effect flooring.

Bathroom

Double glazed window to rear elevation. Pedestal
wash hand basin and bath, thermostatically controlled
shower over the bath, Wood effect vinyl floor covering.



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.

Bedroom Three 10' 8" x 6' 2" (3.25m x 1.87m)

Double glazed window to front elevation, small storage
cupboard. Radiator.



Outside

To the rear there is a good size garden with patio area
and lawn with flower borders



Energy performance certificate (EPC)

18 Perceval Road EXETER EX4 9BW	Energy rating C	Valid until: 25 December 2031
		Certificate number: 1439-7222-4109-0912-2226

Property type

Mid-terrace house

Total floor area

80 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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