

12 Regent Square, Heavitree, Exeter, EX1 2RL



A two bedroom end of terraced property situated in the popular and sought after location of Heavitree, offering fantastic local amenities and transport links. An ideal investment opportunity or first home. The accommodation comprises of Entrance Hall, Dining Room, Lounge, Kitchen, Two First Floor Bedrooms, Bathroom and Parking for one vehicle to the rear.

Investors only. No onward chain.

Offers in the Region of £205,000 Freehold DCX02055

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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.

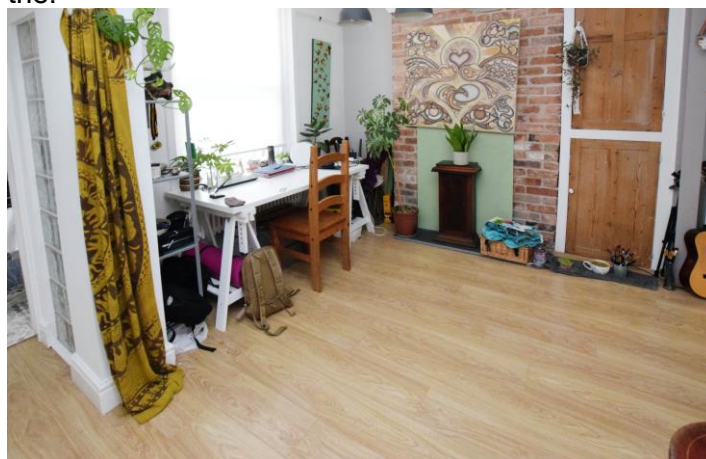
THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via uPVC frosted front door. Opening through to the dining room. Turning staircase to the first floor landing. Radiator. Wood laminate flooring.

Dining Room 13' 4" x 10' 0" (4.054m x 3.047m)

Rear aspect uPVC double glazed window. Wood laminate flooring. Storage cupboard. Exposed open fireplace with tiled surround and slate hearth. Access through to the kitchen. Radiator. Opening through to the:



Lounge 9' 10" x 11' 2" (2.989m x 3.396m)

Front aspect uPVC double glazed window. Brick fireplace with slate hearth. Picture rail. Spot lighting. TV point. Radiator.



Kitchen 11' 6" x 6' 11" (3.497m x 2.119m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob with extractor above. Plumbing for washing machine. Integrated fridge and freezer. Part glaze door to the courtyard. Radiator.



First Floor Landing

Doors to bedroom one, bedroom two and bathroom. Rear aspect window. Access to the loft void above. Radiator.

Bedroom One 13' 5" x 9' 11" (4.092m x 3.010m)

Front aspect uPVC double glazed window. Picture rail. Strip wooden flooring. Twin storage recess. Radiator.



Bedroom Two 10' 0" x 8' 6" (3.039m x 2.585m)

Rear aspect uPVC double glazed window. Built in storage cupboard. Picture rail. Radiator.



Bathroom

Rear and side aspect uPVC double glazed windows. Four piece suite comprising bath with hand held shower above. Fully enclosed shower cubicle with rainwater shower. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Spot lighting. Wood laminate flooring. Heated towel rail. Extractor. Airing cupboard housing wall mounted boiler. Radiator.



Outside

Off road parking for one vehicle.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.