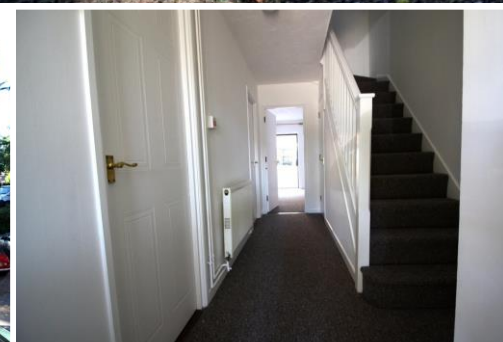




ESTATE AGENTS



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

EX4 3QJ

www.starpropertycentre.com

info@star-estateagents.com

01392 479100

Dwelling type: Mid-terrace house
Date of assessment: 19 September 2019
Date of certificate: 20 September 2019
Reference number: 0755-2801-6214-9491-7751
Type of assessment: RdSAR, existing dwelling
Total floor area: 115 m²

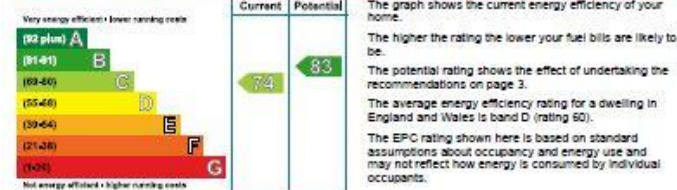
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,088	
Over 3 years you could save		£ 99	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 1,536 over 3 years	£ 1,536 over 3 years	
Hot Water	£ 315 over 3 years	£ 216 over 3 years	
Totals	£ 2,088	£ 1,989	You could save £ 99 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Disclaimer:

Star Estate Agents have not tested any apparatus, equipment, fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Property Misdescriptions Act

Star Estate Agents Trade as Star Lettings and Property Management Ltd

Argyll Mews, Duryard EX4 4RP

Asking Price £345,000

Set within DURYARD is this FIVE BEDROOM versatile THREE STOREY Town House with a SHOWER ROOM and a BATHROOM plus a CLOAKROOM. 19FT KITCHEN/BREAKFAST ROOM, generous sized GARDEN and OFF ROAD PARKING. POTENTIAL INVESTMENT PROPERTY subject to the necessary consents OUTSIDE OF ARTICLE 4. No onward chain complications.

- Immaculately Presented
- Investment Opportunity
- Five Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Cloakroom
- Shower Room
- Bathroom



Property Description

ENTRANCE HALL 16' 9" x 6' 5" (5.11m x 1.96m) Stairs rising to the first floor, wall mounted radiator, smoke alarm to the textured ceiling and under stairs cupboard.

CLOAKROOM 6' 7" x 2' 7" (2.01m x 0.79m) A two piece suite comprising L/LWC and a wall mounted WHB. Obscured window to the front aspect.

KITCHEN/BREAKFAST ROOM 19' 5" x 6' 8" (5.92m x 2.03m) An inset stainless steel sink with a mixer tap built into the work surface top, a range of matching eye and base level cupboards with drawers. Integrated oven, 4 piece electric hob with an extractor fan above. Space and plumbing for a washing machine. Breakfast Bar an coving to the textured ceiling, radiator and tiled floor. Wall mounted central heating boiler. Window to the front aspect.

LOUNGE 13' 6" x 13' 0" (4.11m x 3.96m) Television aerial point, radiator, textured ceiling and sliding patio door opening onto the garden.

FIRST FLOOR

LANDING 10' 8" x 9' 1" (3.25m x 2.77m) Stairs rising to the second floor, smoke alarm to the textured ceiling.

BEDROOM ONE 13' 6" x 6' 9" (4.11m x 2.06m) Window to the rear aspect and radiator.

BEDROOM TWO 13' 6" x 7' 3" (4.11m x 2.21m) Window to the rear aspect and radiator.

SHOWER ROOM 6' 8" x 6' 5" (2.03m x 1.96m) A three piece suite comprising L/LWC, WHB and an enclosed shower cubicle with a wall mounted shower. Extractor fan.

BEDROOM THREE 13' 5 max" x 10' 1 max" (4.09m x 3.07m) Window to the front aspect and radiator.

SECOND FLOOR

LANDING 7' 9" x 3' 0" (2.36m x 0.91m) Airing cupboard and access to all second floor rooms.

BEDROOM FOUR 13' 6 max" x 11' 7 max" (4.11m x 3.53m) L shaped in appearance and window to the rear aspect, radiator. Please note there is reduced ceiling height within this room.

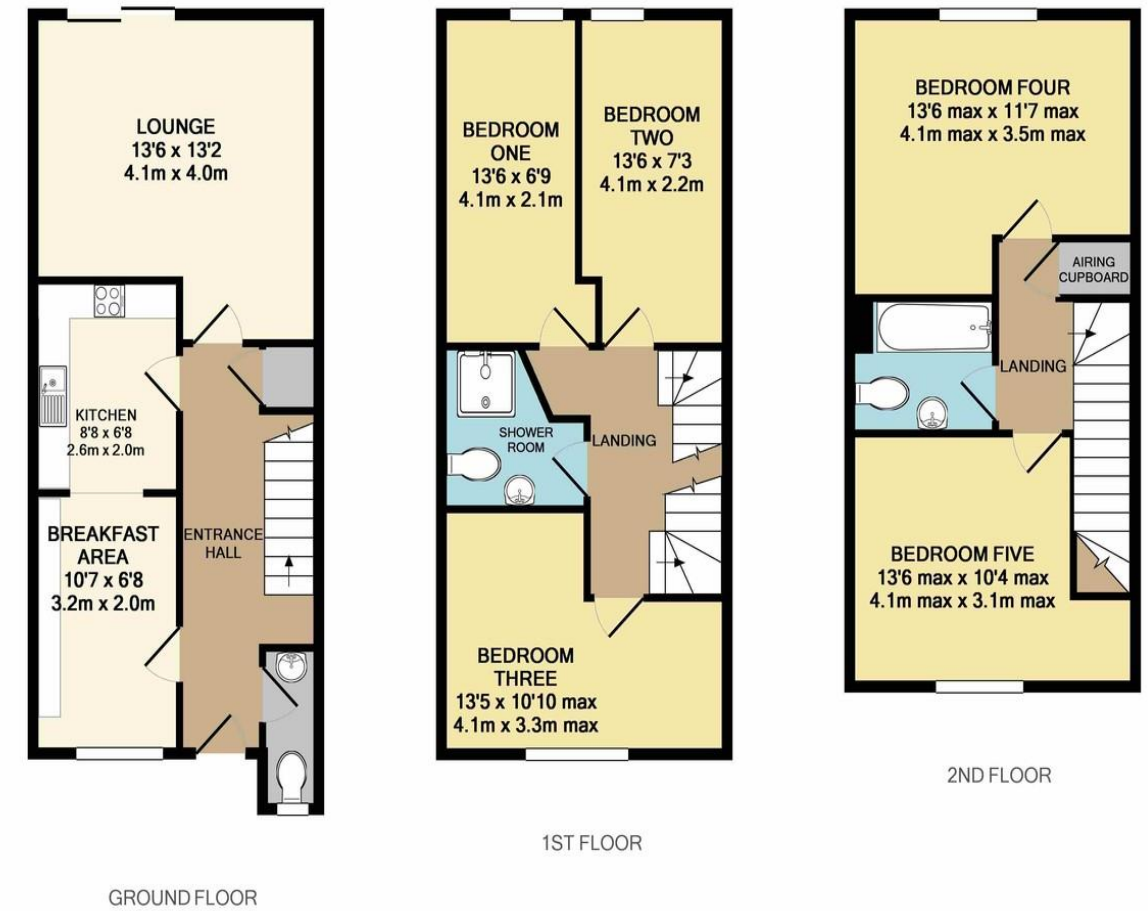
BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m) A three piece suite comprising a L/LWC, WHB and a bath with a wall mounted shower. Extractor fan.

BEDROOM FIVE 13' 6 max" x 10' 4 max" (4.11m x 3.15m) L shaped in appearance and window to the front aspect, radiator. Please note there is reduced ceiling height within this room.

OUTSIDE

GARDEN Enclosed on all sides, predominantly laid to lawn with a patio.

AGENTS NOTE Please be aware there is an annual maintenance charge of £300.00 per annum for the up keep of the driveway / parking area and hedges.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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