



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 not 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.  
Made with Metropix ©2022



**£160,000** LEASEHOLD



**9 Jefford House, Copplestone Drive, Exeter, Devon, EX4 4NG**

A modern purpose-built one bedroom apartment with an allocated parking space and access via a private garden. Situated in a sought after location, close proximity to Exeter University, St David's Station and walking distance to the City Centre. Spacious living room with door to the garden, modern kitchen, double bedroom and bathroom. Electric heating and PVCu double glazing. EPC Rating: D



9 Jefford House, Copplestone Drive, Exeter, Devon, EX4 4NG

Guide Price £160,000 LEASEHOLD

Accommodation Comprising

Communal front door into:

Communal Entrance Hall

Private front door leading into:

Entrance Hall

Wall mounted electric heater, built-in storage cupboard, wood effect flooring, further built-in storage cupboard, entry telephone system and door to:

Living/Dining Room

4.92m x 2.85m (16'1" x 9'4")

Wood effect flooring, PVCu double glazed door and window to the rear garden. Wall mounted electric heater and television point.



Kitchen

3.90m x 2.00m (12'9" x 6'6")

PVCu double glazed window to the side aspect. The kitchen is fitted with a range of base cupboards, drawers and eye level units. Roll edged granite style work surface with tiled surrounds. Stainless steel single bowl sink unit. Space and plumbing for washing machine. Electric cooker point, space for fridge/freezer, spot lighting and extractor fan. Wall mounted electric heater.



Double Bedroom

3.00m x 3.96m (maximum) (9'10" x 12'11" (maximum))

PVCu double glazed window to the side aspect, wall mounted electric heater and built-in double wardrobe with hanging rail and shelving. Wood effect flooring.



Bathroom

2.67m x 2.05m (8'9" x 6'8")

Fitted with a panelled bath with glazed shower screen and Mira shower over. Pedestal wash hand basin, close coupled W.C., wall mounted electric heater and airing cupboard with hot water cylinder.



Rear Garden

A low maintenance rear garden with a gravelled seating area, paved patio and pathway. A gate provides rear access. Communal seating areas.



DORMANS  
INDEPENDENT ESTATE AGENTS

Agents Notes

The property benefits from an allocated parking space and communal cycle store. There is approximately 84 years remains on the 99 year lease and a monthly maintenance charge of £78.



Council Tax

A

Area - St Davids

The property is situated just a short distance from the city centre with a variety of shops, restaurants and the nearby Exeter Cathedral and Exeter university. Exeter St Davids train station is also within easy reach which offers direct links to London Paddington and London Waterloo.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Property Misdescriptions Act 1991**  
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.