



ESTATE AGENTS



Dwelling type: Mid-floor flat
 Date of assessment: 04 March 2019
 Date of certificate: 04 March 2019
 Reference number: 0168-2834-7770-9001-61
 Type of assessment: RdSAP: existing dwelling
 Total floor area: 29 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: £ 1,533
Over 3 years you could save £ 672

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 75 over 3 years	£ 84 over 3 years	
Heating	£ 1,017 over 3 years	£ 288 over 3 years	
Hot Water	£ 441 over 3 years	£ 489 over 3 years	
Totals	£ 1,533	£ 861	

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.

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

Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Star Estate Agents

6 Northernhay Place

Exeter

Devon

EX4 3QJ

www.starpropertycentre.com

info@star-estateagents.com

01392 479100



Portland Street, Newtown EX1 2EQ

Asking Price £99,950

A LIGHT and SPACIOUS first floor STUDIO APARTMENT of which is a SHORT DISTANCE away from Exeter City Centre.
 Currently let out at £500 PCM an ideal investment property or perfect first time buy!!
 EASY access to Waitrose supermarket, local transport links and the RD&E Hospital.

- Centrally Located Studio Apartment
- Access to Local Amenities
- Investment Opportunity
- Separate Kitchen
- Short distance to RD&E Hospital
- Easy Access to Public Transport
- Perfect Starter Home



Property Description

COMMUNAL ENTRANCE With stairs to the first floor, there is a small store cupboard and door leading into the property.

ENTRANCE HALL With doors to the kitchen, shower room and living / bedroom.

KITCHEN 10' 1 max" x 6' 4" (3.07m x 1.93m) L shaped kitchen with a range of matching eye and base level cupboards. A small breakfast bar, integrated oven and hob with extractor fan above and stainless steel sink unit with a mixer tap and draining board. uPVC double glazed window to rear aspect.

LIVING / BEDROOM 16' 11" x 11' 8" (5.16m x 3.56m) Laminate flooring, picture rail, telephone point, smooth ceiling and exposed chimney. Two uPVC double glazed windows to the front aspect..

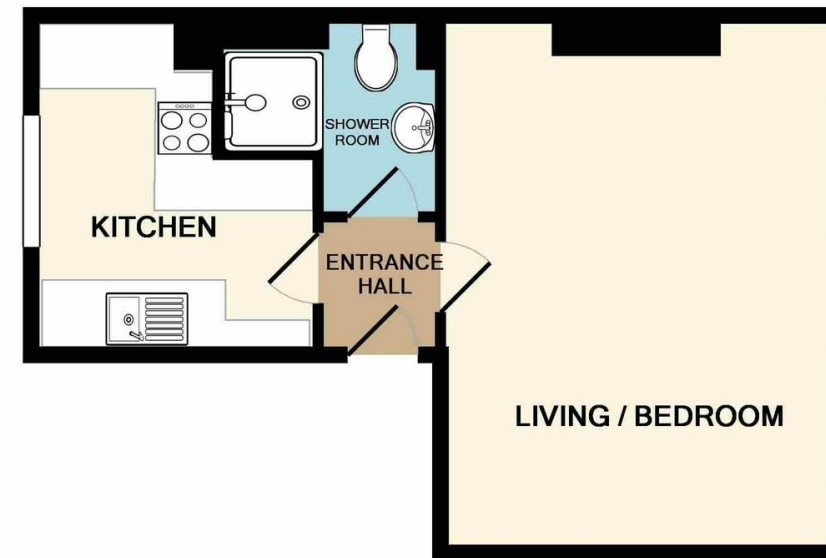
SHOWER ROOM 5' 10" x 6' 6" (1.8m x 2m) A three piece suite comprising a shower cubicle with a wall mounted electric shower, low level WC and pedestal with wash hand basin. Extractor fan and smooth ceiling.

LEASEHOLD Please note we are awaiting confirmation of the lease and charges applicable.

AREA Newtown is a popular central location within Exeter. A short walk from Exeter's ever evolving High Street means that a vast array of shops, cafes, bars and restaurants are easily accessible. For sports enthusiasts there is the Exeter ski slopes and local driving range, as well as Belmont park which helps bring the community together. Waitrose is the local supermarket and there is a local corner shop nearby. Many bus routes skirt the edge of Newton allowing swift transport across the city.

DIRECTIONS Starting at the Paris Street roundabout head away from the city along Heavitree Road, as you pass through the first set of lights a short distance along take the next left into Clifton Road. Continue along Clifton road passing the local shops and primary school, when you reach The Globe Inn pub Portland street will be found on right hand side opposite, proceed up the hill and the property is located a short distance along on the right.

Star Property Centre Ltd 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 Property Centre Ltd 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.



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
Made with Metropix ©2019

