



Pamela Road, Exeter, EX1

Guide Price £380,000



Key Features

- Three Bedrooms
- Modern Features Throughout
- Open Kitchen Diner
- Off Road Parking
- Sizable Rear Garden
- Move In Ready
- Modern Family Bathroom
- Large Lounge With Bay Window
- Rear Out Building & Rear Access
- Great Location - Close To City Centre & RD&E



If you are looking for a well presented family home offering well proportioned accommodation throughout, off-road road parking for multiple cars and sizeable family garden then look no further.





The entrance hall welcomes you into the home with stairs rising to the first floor on your right and doors leading to all principal rooms. To the left of the entrance hall, you will find the living area which is a great size offering ample room for sizeable furniture and featuring a large UPVC double glazed bay window flooding the room with natural daylight

The kitchen diner is situated to the rear of the property and is well equipped with a range of base and eye level units, integrated five-ring gas hob with extractor over in addition to an integrated oven, there is also space and plumbing for dishwasher. This is a particularly sociable area perfect for hosting and socializing with family.

To the first floor the property enjoys three bedrooms, two of which are double in size along with a single third bedroom. The master bedroom benefits from having a large fitted double wardrobe and the second bedroom taking advantage of the views over the garden.

The family bathroom is within easy access to all three bedrooms and has been recently renovated to a high standard by the current owners to include a double shower, WC, wash hand basin and a heated towel rail.

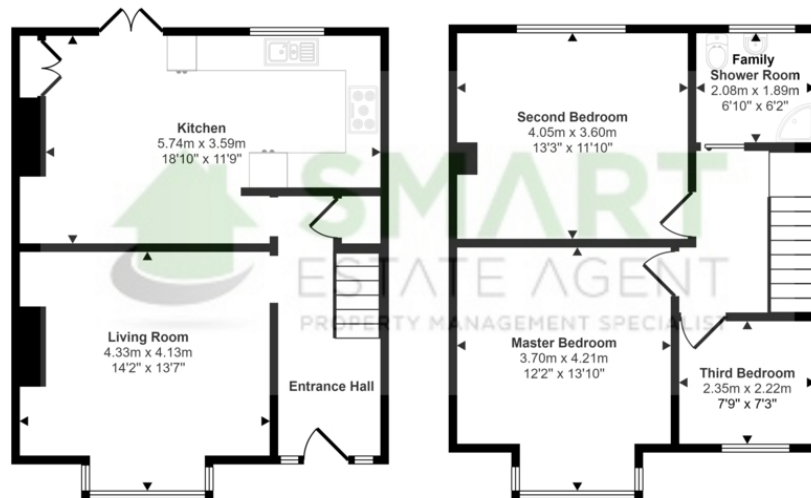
To the rear is a low maintenance garden offering a decked seating area perfect for alfresco dining in the summer months with the rest being patioed. You will also find useful utility room with space and plumbing for a washing machine and dryer in addition to an outside WC. To the front of the property is a driveway offering off-road parking for several vehicles.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft

First Floor
Approx 46 sq m / 500 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure Type: Freehold
Council Tax Band: C
Council Authority: Exeter City

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