



**13 Edinburgh Drive**  
Exwick, Exeter, EX4 2DX

A superbly modernised and spacious 3 bedroom semi-detached family sized house in popular cul-de-sac location close to local amenities and regular bus service. This lovely property comes with an impressive open-plan kitchen/conservatory, modernised family bathroom, professionally landscaped corner plot gardens, garage, car port and off road parking for 3 vehicles.

Strong interest anticipated, and early viewings recommended.

**Guide Price £340,000**

# 13 Edinburgh Drive

Exwick, Exeter, EX4 2DX



- NO ONWARD CHAIN
- Impressive Kitchen/Conservatory
- Gas Central Heating & uPVC Double Glazing
- Sought After Cul-De-Sac Location
- Entrance Hall
- 3 Bedrooms (2 good doubles)
- Off Road Parking for 3 Vehicles
- Lounge/Diner
- Modernised Bathroom
- Garage & Car Port

Front Door To..

Bedroom 3

8'10" x 7'6" (2.7m x 2.3m)

Entrance Hall

Bathroom

Lounge/Diner

22'3" x 15'5" (6.8m x 4.7m)

Garage

Open Plan Kitchen/Conservatory

Garden

Kitchen

10'5" x 9'10" (3.2m x 3.0m)

Conservatory

15'5" x 18'8" (4.7m x 5.7m)

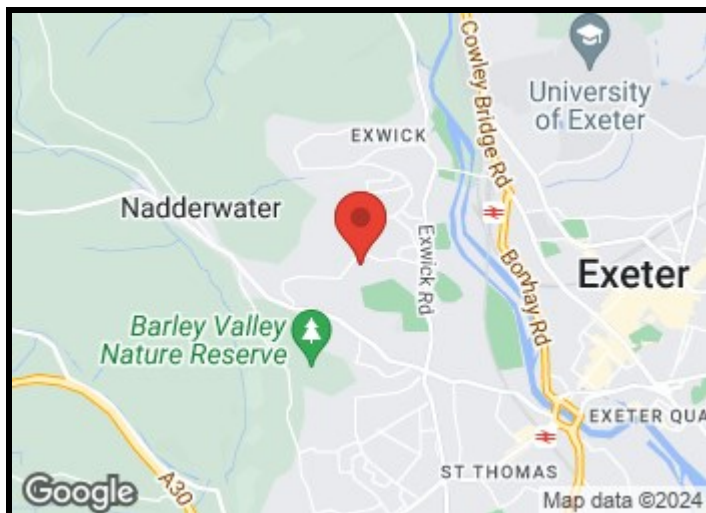
Landing

Bedroom 1

11'1" x 9'2" (3.4m x 2.8m)

Bedroom 2

8'10" x 9'2" (2.7m x 2.8m)



Directions





# Floor Plan



Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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