



6, Plumtree Drive



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Heavitree, Exeter, EX2 5NX

A perfect family home set on a quiet road in a popular residential area, in need of modernisation and being sold with no onward chain.

- Quiet, no-through-road
- No onward chain
- Scope to renovate
- Convenient location
- Close to schools and amenities
- Transport options
- Garage
- Council Tax Band: C
- EPC: D
- Freehold

£300,000

SITUATION

Plumtree Drive is a quiet, no-through-road within the ever popular Broadfields area of Exeter. Conveniently located on the eastern fringes of Exeter, Plumtree Drive provides both easy access into the city centre and indeed out of the city and its many commuter routes, such as the M5 and other link roads. In addition, the area affords a selection of transport options, Digby retail park and highly acclaimed primary and secondary schools. Further afield are both Exeter Central and Exeter St. Davids train stations providing direct routes to London and Exeter Airport offering both domestic and international flights.



DESCRIPTION

Having only had two owners in 70 years, the property makes for a superb family home due to its versatile and spacious layout. The property would benefit from a schedule of works to modernise but has been meticulously looked after during the owner's occupation. On the ground floor, an open plan living/dining room provides light and airy living throughout with a generously sized kitchen off to the rear of the property. To the first floor, two large double bedrooms, the master with integrated storage, and a good sized third bedroom that could equally be used as a study space. A family bathroom comprises the remainder of the first floor.

ACCOMMODATION

Through a convenient entrance porch, you will enter into the hallway, with stairs to the first floor immediately to the left and door to the end of the hallway leading into the kitchen. Within the galley style kitchen are plenty of cupboards, space for white goods and doors leading onto the garden and into the dining room. Through the door to the right hand side of the kitchen takes you into the dining room, a large space with plenty of room and then onto the living room. To the first floor, immediately in front at the top of the stairs is the bathroom, with bath, shower, WC and basin, the first door on the left takes you into bedroom two, the second door on the left is access to the master bedroom and to the front is the door to bedroom three.

OUTSIDE

To the front, a large grassed garden and driveway with parking for multiple cars and to the rear, a generously sized garden with mature plants and space for a greenhouse. In addition, a single garage offering ample storage.

SERVICES

All mains connected. Standard, Superfast and Ultrafast Broadband available.

DIRECTIONS

From Stags Southernhay Office, head down Barnfield Road and take a left onto Western Way. At the roundabout, take the third exit onto Heavitree Road, stay on the road leading onto East Wonford Hill and take a right at the traffic lights onto Rifford Road. Take a left onto Woodwater Lane and then a left onto Quarry Park Lane. Again, take a left onto Plumtree Drive and then the property will be on your right.

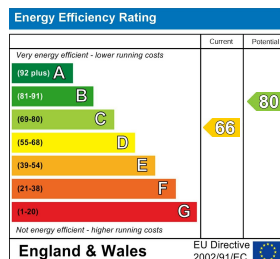


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Approximate Area = 776 sq ft / 72.1 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 911 sq ft / 84.6 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Ridhecom 2023. Produced for Stags. REF: 1182786



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