



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage and Driveway



Front & Rear Gardens



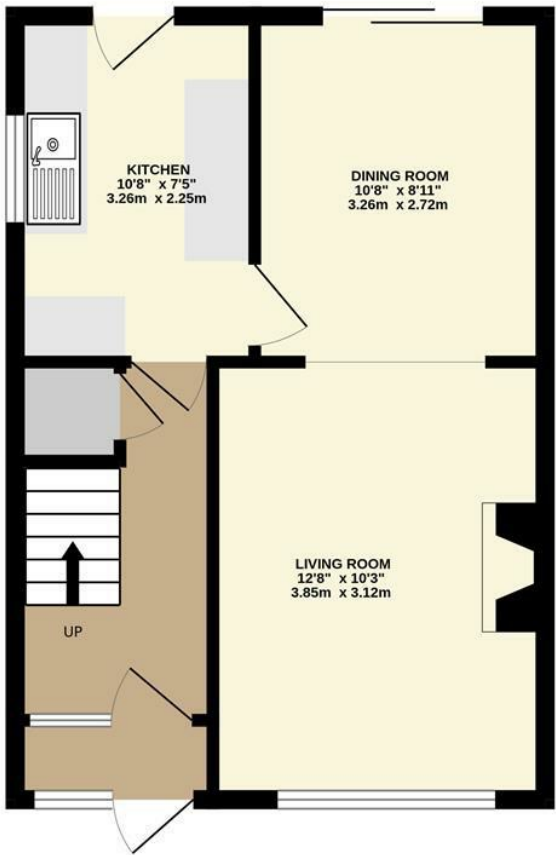
Council Tax Band:

Offers Over: £300,000 Freehold

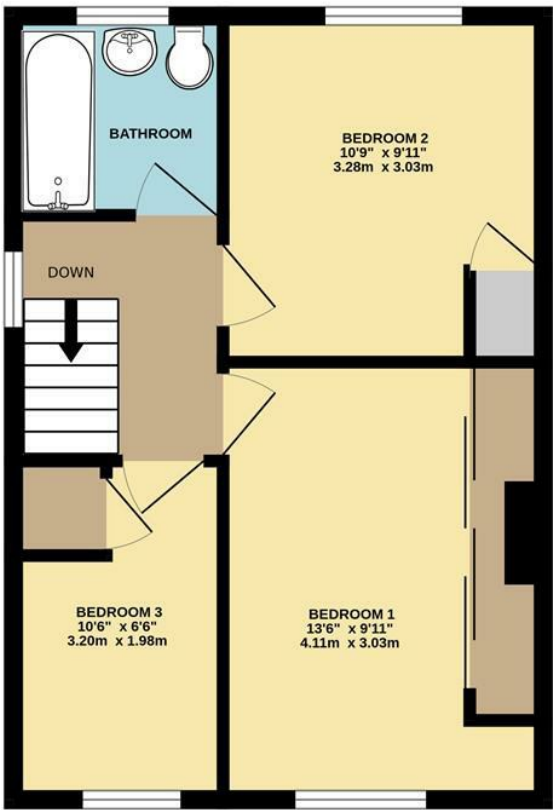
33 Plumtree Drive,
Broadfields, Exeter, EX2 5NX

www.naomijryan.co.uk

GROUND FLOOR



1ST 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 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 ©2024



SUMMARY

A well-presented three-bedroom semi-detached house located within the popular and well-established residential area of Broadfields. This highly desirable area offers convenient access to a regular bus service, well-regarded schools, City Centre, and the major road network surrounding the city. The property is being sold with no onward chain.

Being sold with no onward chain, the property requires some modernisation and comprises entrance hall, an open plan living/dining room, a separate kitchen, three good-sized bedrooms, bathroom, gas central heating, and double glazing.

Outside is an enclosed rear garden, laid to lawn and bordered with mature shrubs. A greenhouse is located at the end of the garden. To the side of the house is a private driveway and a single garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, gas, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

