

13 Plumtree Drive, Exeter, EX2 5NX



Beautifully presented three bedroom semi-detached property situated in a prime Broadfields location. Easy access to local schools and inner city. Accommodation spread over three floors. The accommodation comprises of entrance hall, lounge, dining room, kitchen, a large utility room, three bedrooms and family bathroom. The property also benefits from an enclosed rear garden and off road parking for three vehicles. No onward chain.

Offers in the Region of £310,000 Freehold DCX02229

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part glazed front door. Doors through to the inner hallway. wall lights. Wood laminate flooring. Radiator. Thermostat control point. Door to the understairs storage cupboard. Door to the lounge. Stairs to the landing.

First Floor Landing

Doors to the dining room, kitchen and utility room. Staircase to second floor landing.

Lounge 14' 3" x 10' 9" (4.344m x 3.274m)

Front aspect uPVC double glazed window. Electric fireplace with marble effect hearth and mantle. Television point. Coved ceiling. Wood laminate flooring. Radiator.



Dining Room 11' 2" x 9' 0" (3.405m x 2.735m)

Rear aspect uPVC double glazed doors leading out to the rear garden. Wood laminate flooring. Coved ceiling. Radiator.



Kitchen 7' 5" x 7' 7" (2.258m x 2.320m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units. Stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Concealed wall mounted boiler. Coved ceiling. Further appliance space. Wood laminate flooring.



Utility room 11' 4" x 7' 11" (3.451m x 2.406m)

Side aspect skylight. Fitted range of eye and base level units. Plumbing for washing machine. Further appliance space. Roll edge work surfaces. Part frosted uPVC door leading to rear garden.



Second Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom two and bedroom three. Radiator. Stairs leading to the next landing.

Bedroom Two 10' 4" x 8' 6" (3.141m x 2.597m)

Front aspect uPVC double glazed window. Storage recess with hanging space and shelving. Further storage cupboard. Access to loft void above. Television point. Radiator.



Bedroom Three 7' 11" x 7' 4" (2.412m x 2.233m)

Front aspect uPVC double glazed window. Radiator.



Top Floor Landing

Doors to bedroom one and bathroom.

Bedroom One 11' 1" x 10' 5" (3.376m x 3.187m)

Rear aspect uPVC double glazed window with stunning view over the rear garden. Coved ceiling. Radiator.



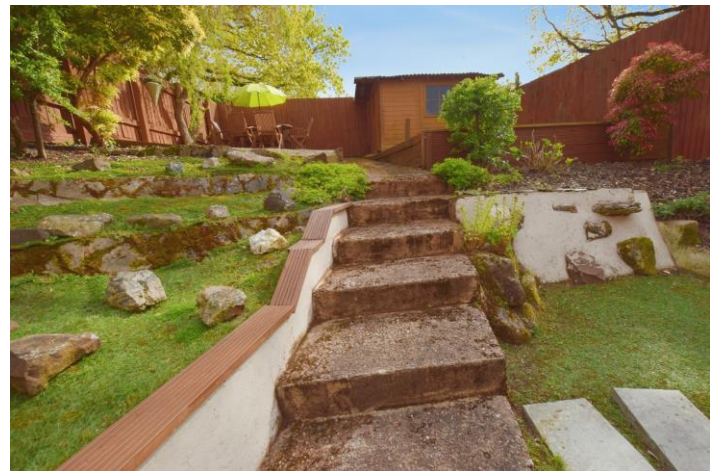
Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising of panel enclosed bath with mixer tap and Mira shower above. Low level WC. Wash hand basin with mixer tap. Storage below. Extractor fan. Heated towel rail.



Rear Garden

Private enclosed landscaped rear garden with shingle area. Wooden shed. Steps to further lawned area. Shrub borders. Mature trees. Further elevated shingle seating area. Summer house.



Front Garden

Off road parking for three vehicles. Pedestrian access to the front door.



English | Cymraeg

Energy performance certificate (EPC)

13 Clarendon Drive E20 2JX	Energy rating B	Valid until 10 April 2024
	Property type Semi-detached house	Coordinate number 0000-2000-7340-2000-0001

Property type: Semi-detached house
Total floor area: 87 square metres

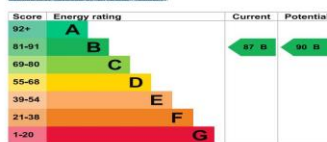
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644822)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve your energy rating](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644822)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For information in English and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.