

3 Farley Grove, Exeter, EX1 3YX



A beautifully presented modern three bedroom property situated in a popular no through road location with accommodation comprising: Entrance hall, lounge, open plan kitchen/ dining room, utility area, downstairs cloakroom, three first floor bedrooms, master with en-suites shower room, family bathroom, enclosed rear garden main laid to lawn, off road parking for two vehicles.

Offers in the Region £350,000 Freehold DCX02340

3 Farley Grove, Exeter, EX1 3YX

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 part glazed front door with door to the lounge, stairs to first floor landing, wood laminate flooring and radiator.

Lounge 14' 4" x 12' 1" (4.368m x 3.695m)

Front aspect uPVC double glazed window. Television point, telephone point, radiator, under stairs storage cupboard, door through to the kitchen/dining room.



Kitchen/Dining Room 12' 11" x 12' 0" (3.940m x 3.652m)

Rear aspect uPVC double glazed windows. Beautifully fitted range of eye and base level units with sink and a half with mix tap and single drainer. Wood effect surfaces, part tiled walls, integrated double oven and hob with extractor fan above, integrated dishwasher, integrated fridge and freezer, spotlighting, large seating area uPVC double French doors leading out to the rear garden, radiator and access through to the utility room.



Utility Room 6' 0" x 3' 3" (1.832m x 0.990m)

Plumbing for washing machine, concealed wall mounted boiler, eye and base level units, door through to downstairs cloakroom.

Downstairs Cloakroom

Low level WC, wash hand basin with mix tap, extractor fan and radiator.

First floor Landing

With doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above.

Bedroom One 9' 6" x 9' 7" (2.906m x 2.923m)

Rear aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving, television point, telephone point, radiator, door through to en-suite shower room.



En-Suite Shower Room

Rear aspect frosted uPVC double glazed window. Three piece suite comprising of a fully enclosed shower cubicle, low level WC, wash hand basin with mix tap and tiled splashback and radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Three piece white suite comprising of a panel enclosed bath with mix tap and hand held shower above, low level WC, wash hand basin with mix tap, part tiled walls, shaver point, extractor fan and heated towel rail.



Bedroom Two 10' 2" x 8' 10" (3.111m x 2.689m)

Front aspect uPVC double glazed window, radiator.



Rear Garden

Private enclosed large rear garden by range of panel fencing. Main laid to lawn with paved seating area, wooden shed and gated side access.



Bedroom Three 6' 10" x 6' 6" (2.091m x 1.984m)

Front aspect uPVC double glazed window, built in storage cupboard, radiator.



Side of the property

Off road parking for two vehicles, electric charging point.

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.

Energy performance certificate (EPC)

2 Pinfly Close E20 3JH EXT 31X	Energy rating B	Valid until 11 November 2030
		Certificate number 9522-3532-1190-2390-0081

Property type	Semi-detached house
Total floor area	79 square metres

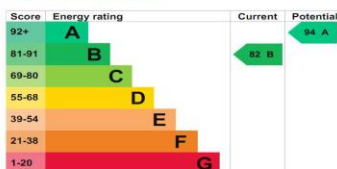
Rules on letting this property

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.](#) [How you can improve your private rented property minimum energy efficiency standards \(PREMIES\).](#)

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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 properties in England and Wales:

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

Breakdown of property's energy performance