

27 Oak Close, Exminster, Exeter, EX6 8ST



A beautifully presented three bedroom semi-detached property situated in a popular cul-de-sac location with stunning views over the open countryside. With spacious accommodation comprising kitchen, cloakroom, lounge, three bedrooms, family bathroom, enclosed rear garden, garage and off road parking.

Offers in the Region of £300,000 Freehold DCX02575

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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:

Kitchen 11' 8" x 7' 11" (3.557m x 2.407m)

Access via uPVC part frosted front door. Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Gas cooker, integrated dishwasher, wall mounted boiler and further appliance space. Sliding door to the cloakroom. Door through to the lounge.



Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, wash hand basin with mixer tap. Cove ceiling and radiator.

Lounge 15' 2" x 14' 11" (4.633m x 4.546m)

Rear aspect uPVC double glazed window. Electric fireplace, television point, telephone point, cove ceiling, understairs storage area and two radiators. uPVC double glazed sliding doors lead to the rear garden. Stairs to the first floor landing.



First Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above. Storage cupboard.

Bedroom One 11' 7" x 8' 6" (3.529m x 2.593m)

Rear aspect uPVC double glazed window with view over open countryside and the recreational park. Cove ceiling and radiator.



Bedroom Two 9' 9" x 8' 6" (2.962m x 2.585m)

Front aspect uPVC double glazed window. Built in triple wardrobe with hanging space and shelving. Cove ceiling and radiator.



Rear Garden

Private enclosed rear garden, mainly laid to lawn with paved seating area, mature trees and shrub borders. Door leads to the garage.



Bedroom Three 7' 11" x 6' 2" (2.416m x 1.881m)

Rear aspect uPVC double glazed window with views over open countryside and recreational park. Cove ceiling and radiator.



Garage

With metal up and over door. Light and power.

Front of the Property

Off road parking for one vehicle.

Bathroom

Front aspect frosted uPVC double glazed window. Three piece white suite comprising panel enclosed bath with Mira shower above, low level WC, pedestal wash hand basin with mixer tap. Part tiled walls, extractor fan and heated towel rail.



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

27, Oak Close Exminster EXETER EX6 8ST	Energy rating D	Valid until:	9 March 2030
		Certificate number:	0752-2821-6972-2600-1105

Property type Semi-detached house

Total floor area 67 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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: