

15 Pamela Road, Exeter, EX1 2UF



A beautifully presented three bedroom terraced property situated in a popular location within easy walking distance of local amenities and local schools. Spacious accommodation comprises entrance hall, lounge, open plan kitchen/ dining room opening on to a large covered area and rear garden, three first floor bedrooms, shower room, landscaped rear garden and off road parking for two vehicles.

Offers in the Region of £365,000 Freehold DCX02587

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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 frosted uPVC front door. uPVC frosted windows. Doors to the lounge and access to the open plan kitchen/ dining room. Stairs to the first floor landing, picture rail, wood effect flooring, understairs storage cupboard and radiator.

Lounge 14' 3" x 14' 5" (4.351m x 4.384m)

Front aspect uPVC double glazed bay window. Electric fireplace, television point, telephone point and radiator.



Open Plan Kitchen/ Dining Room 19' 4" x 12' 0" (5.896m x 3.648m)

Rear 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, integrated oven and hob with extractor fan above. Plumbing for dishwasher, integrated fridge and freezer, further appliance space and storage cupboard housing a wall mounted boiler. Television point, large seating area and uPVC double glazed French doors leading to the covered area and garden.



TOTAL: 97.6 m² (1,050 sq.ft.)

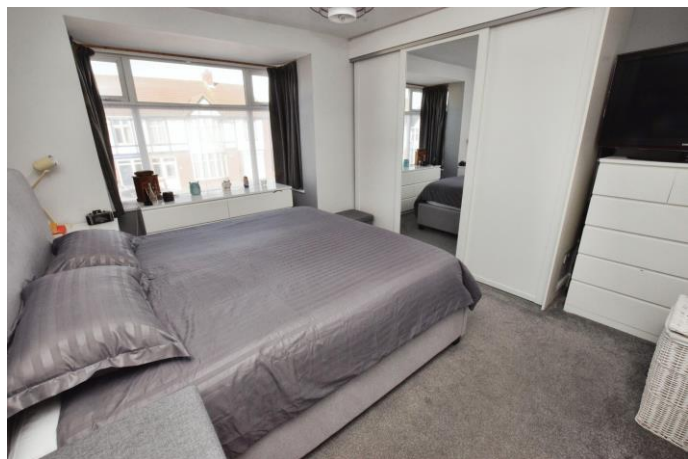
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and proportions are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.it

First Floor Landing

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

Bedroom One 14' 4" x 12' 3" (4.374m x 3.737m)

Front aspect uPVC double glazed box bay window. Fitted floor to ceiling wardrobes with hanging space and shelving, television point and radiator.



Bedroom Two 13' 5" x 11' 11" (4.088m x 3.637m)

Rear aspect uPVC double glazed window with view over the rear garden. Spotlighting and radiator.



Bedroom Three 7' 11" x 7' 5" (2.425m x 2.257m)

Front aspect uPVC double glazed window. Radiator.



Shower Room

Rear aspect uPVC double glazed frosted window. Three piece modern suite comprising walk in Insignia shower, low level WC, pedestal wash hand basin with mixer tap and storage below. Spotlighting and heated towel rail.



Rear of the property

Large decked covered seating area. Access to two out buildings. Further enclosed rear garden with mature trees and shrub borders. Large paved area and two large wooden sheds. Gated rear access.



Front of the property

Paved driveway with off road parking for two vehicles and pedestrian access to the front door.

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)

15 Parade Road EX4 1DS EX1 2JF	Energy rating C	Valid until 15 February 2034
		Certificate number 4400-4962-0922-0394-3243

Property type Mid-terrace house
Total floor area 89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties) <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties>

Energy rating and score

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

[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

<https://find-energy-certificate.service.gov.uk/energy-certificates/4400-4962-0922-0394-3243>