

13 Norwich Road, Exeter, EX4 2DN



A spacious extended semi detached family home situated within this popular residential location convenient to local amenities, schools, St Davids mainline railway station and Exeter city centre. Three bedrooms. First floor modern shower room. Reception hall. Spacious sitting room. Good size family room. Dining room. Cloakroom. Kitchen/breakfast room. Private driveway. Garage. Good size rear garden with a fine outlook and views over neighbouring area, parts of Exeter and beyond. Gas central heating. uPVC double glazing. A great family home. No chain. Viewing highly recommended.

Offers in the Region of £350,000 Freehold DCX02787

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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 Porch

Accessed via uPVC part frosted front door with side aspect uPVC double glazed window. Solid wood door through to the entrance hall.

Entrance Hall

Front aspect frosted window. Stairs to the first floor landing. Door through to the lounge. Telephone point. Radiator.

Lounge 15' 7" x 13' 2" (4.753m x 4.023m)

Front aspect uPVC double glazed window with view of the front garden. Television point. Feature fire place with wooden mantle and tiled hearth. Cove ceiling. Radiator. Door through to the dining room.



Dining Room 15' 6" x 8' 9" (4.716m x 2.667m)

Part glazed door leads to the inner hallway. Part frosted sliding doors lead to the kitchen. Radiator. Storage cupboard. Access through to the snug.



Snug 10' 6" x 6' 9" (3.201m x 2.053m)

Rear aspect uPVC double glazed sliding door leads to the rear garden. Radiator.



Kitchen 10' 9" x 10' 6" (3.280m x 3.213m)

Dual aspect uPVC double glazed windows. 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. Electric cooker point. Plumbing for washing machine and further appliance space. Spotlighting. Tiled flooring. Radiator. uPVC part frosted door leads to the side of the property.



Inner Hallway

With doors to the cloakroom, storage cupboard and uPVC double glazed frosted door leads to the side of the property.

Cloakroom

Side aspect uPVC frosted double glazed window. Low level WC and wash hand basin storage below. Tiled walls.

First Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Airing cupboard with Thermopip water tank and slatted shelving. Access to loft void above.

Bedroom One 11' 11" x 9' 6" (3.621m x 2.898m)

Front aspect uPVC double glazed window. Fitted wardrobes with hanging space and shelving. Further storage cupboards. Radiator.



Bedroom Two 9' 3" x 11' 6" (2.814m x 3.499m)

Rear aspect uPVC double glazed window with view of the rear garden. Built in wardrobes with hanging space and shelving. Wall lights. Over head storage and radiator.



Bedroom Three 9' 0" x 7' 1" (2.746m x 2.159m)

Front aspect uPVC double glazed window. Wardrobe with hanging space and shelving. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising fully enclosed shower cubicle, low level WC and wash hand basin with storage below. Shaver point. Radiator.



Rear Garden

Private enclosed rear garden with paved seating area and steps to a further lawned area with shrub borders. Variety of fruit trees.





Front of the property

Garage with metal up and over door and offroad parking for one vehicle.



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.

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Energy performance certificate (EPC)

13 Norwich Road EXETER EX4 2DN	Energy rating B	Valid until: 12 February 2035
		Certificate number: 7135-2622-8400-0242-6292

Property type Semi-detached house

Total floor area 92 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 B. It has the potential to be B.

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