

23 Broadway, St Thomas, Exeter, EX2 9LU



Cooksleys are proud to bring to the market a three bedroom semi detached property in need of some updating, with scope to extend subject to the relevant planning permissions. Situated in a popular location and with good access in and out of the City the accommodation benefits from an entrance hallway, lounge, kitchen, dining room, three bedrooms, family bathroom, enclosed large rear garden, garage and a shared driveway. Viewing is highly recommended.

Offers in the region of £315,000 Freehold DCX02843

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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

Accessed via a part frosted uPVC front door, side aspect frosted uPVC double glazed window, doors to the lounge, dining room, access to the kitchen, stairs to the first floor landing, under stairs storage cupboard, and a radiator.

Lounge 13' 10" x 12' 3" (4.212m x 3.738m)

Front aspect uPVC double glazed box bay window with of Exeter Cathedral, electric wall mounted fireplace, television point, picture rail and a radiator.



Dining Room 12' 5" x 10' 10" (3.795m x 3.294m)

Rear aspect uPVC double glazed french doors leading to the pation and rear garden, storage cupboard and shelving, picture rail, laminate flooring and radiator.



Kitchen 11' 3" x 6' 11" (3.429m x 2.100m)

Side aspect uPVC frosted windows, fitted range of eye and base level units, stainless steel sink with a single drainer, rolled edge work surfaces, electric cooker point, plumbing for washing machine, further appliance space. Part glazed door to the garden.



First Floor Landing

Side aspect uPVC frosted double glazed window, doors to bedroom one, bedroom two, bedroom three, bathroom, access to the loft void above.

Bedroom One 14' 8" x 10' 11" (4.466m x 3.338m)

Front aspect uPVC double glazed box bay window with a view over the city. Picture rail and a radiator.



Bedroom Two 11' 9" x 10' 10" (3.587m x 3.296m)

Rear aspect uPVC double glazed window with a view over the garden, picture rail and a radiator.



Bedroom Three 8' 5" x 6' 10" (2.557m x 2.084m)

Front aspect uPVC double glazed window, picture rail and radiator.



Bathroom

Rear aspect uPVC double glazed frosted window, three piece suite benefiting from a bath with a shower above, low level WC, wash hand basin, heated towel rail.



Rear Garden

Private enclosed landscaped rear garden, large patio area, artificial grass and large lawned area to the rear, side gate with access to the shared drive way and the garage.



Garage

Metal up and over door, and uPVC side aspect window.

Front garden

Low maintenance front garden with steps to the front door.



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Energy performance certificate (EPC)

23, Broadway EXETER EX2 9LU	Energy rating D	Valid until:	20 February 2029
		Certificate number:	0568-2828-7429-9991-7345

Property type Semi-detached house

Total floor area 86 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.](#)