

70 Jordan Drive, Pinhoe, Exeter, EX1 3FQ



Offers in the Region of £350,000 Freehold DCX02792

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Side aspect uPVC double side-aspect window. Access via part frosted front door, and doors to the study, open plan kitchen-dining room, cloakroom and storage cupboard. Tiled flooring, thermostat control point and radiator.

Study 9' 8" x 6' 7" (2.940m x 2.010m)

Front aspect uPVC double-glazed window.



Kitchen/Diner 17' 5" x 8' 10" (5.316m x 2.695m)

Open plan kitchen/dining with rear aspect uPVC double glazed window, beautifully fitted range of eye and base-level units with stainless steel sink and half with mix tap and single drainer, roll-edge work surfaces, integrated double oven with hob and extractor fan above, concealed wall-mounted boiler, integrated fridge, freezer and dishwasher, large seating area and tiled flooring, uPVC double-glazed French doors leading to the rear garden, radiator and opening through to the snug.



Snug 12' 6" x 9' 8" (3.808m x 2.940m)

Fitted range of eye and base-level units, TV point, and tiled flooring.



Cloakroom

Low level WC, wash hand basin, radiator, tiled flooring and extractor fan.

First Floor Landing

With a side aspect uPVC double-glazed window, doors to Lounge, Bedroom Two, Bathroom and Storage Cupboard. Also with front-aspect uPVC double-glazed window, radiator and turning staircase to second floor landing.

Lounge 17' 6" x 11' 7" (5.330m x 3.541m)

Rear aspect uPVC double-glazed window, and uPVC double-glazed French doors with Juliette balcony, TV point, telephone point and radiator.



Bedroom Two 9' 11" x 10' 2" (3.027m x 3.100m)

Front aspect uPVC double glazed window and radiator.



Bedroom One 13' 10" x 13' 2" (4.214m x 4.018m)

Front aspect uPVC double-glazed window, TV point and radiator and door through to En-suite shower room.



Bathroom

Three piece white suite comprising panel enclosed bath with mix tap and hand-held shower above, low level WC and wash hand basin with tiled splashback, extractor fan and radiator.



En-suite

Front aspect frosted uPVC double glazed window, three piece suite comprising of fully-enclosed shower, low-level WC and wash hand basin with mix tap, part-tiled walls, extractor fan and radiator.



Second Floor Landing

Side aspect uPVC double-glazed window with doors to Bedroom One, Bedroom Three and Bedroom Four, and radiator. Access to loft room above.

Bedroom Three 15' 6" x 8' 6" (4.732m x 2.603m)

Rear aspect uPVC double-glazed window with view of the rear garden and radiator.



Bedroom Four 12' 1" x 8' 8" (3.677m x 2.630m)

Rear aspect uPVC double-glazed window with view of the rear garden and radiator.



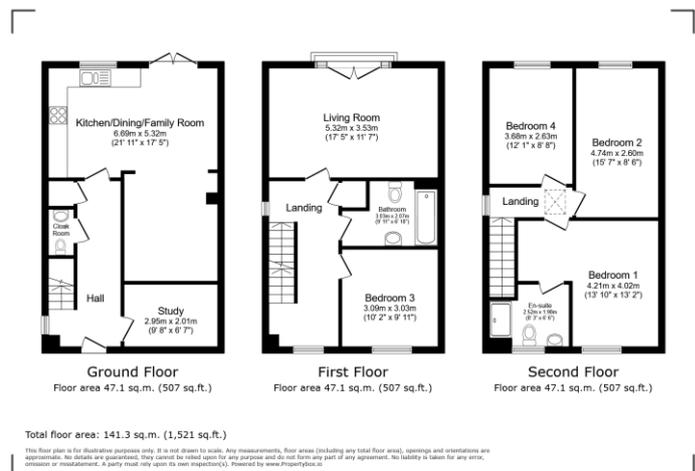
Rear Garden

Private enclosed rear garden with Astroturf, paved seating area and access to the side of property via wooden gate.



Front garden

Off-road parking for 2 vehicles and access to 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.

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Energy performance certificate (EPC)

20, Jordan Drive S41 1ES EX1 3FG	Energy rating B	Valid until 28 September 2022
Certificate number 0330-3298-5010-2022-1465		

Property type: End-terrace house
Total floor area: 122 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-epc-lets](#)
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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.](#)