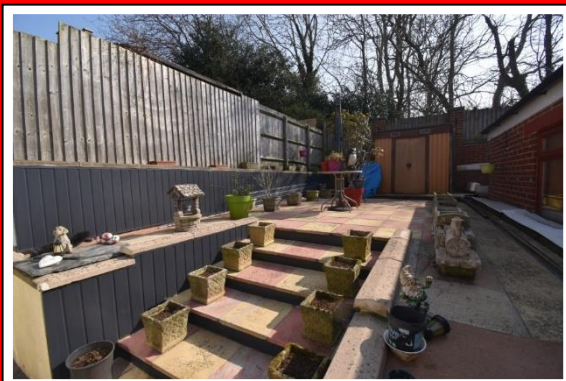


**31 PLUMTREE DRIVE  
BROADFIELDS  
EXETER  
EX2 5NX**



**GUIDE PRICE £300,000-£325,000 FREEHOLD**



A well proportioned semi detached family home located within this popular residential development providing good access to local amenities, popular schools and major link roads. Three bedrooms. First floor shower/wet room. Reception hall. Good size sitting room. Study area. Dining room. Quality fitted uPVC double glazed conservatory. Kitchen. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Converted garage to now provide an office/studio room incorporating utility. Enclosed rear garden enjoying southerly aspect. A great family home. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Obscure uPVC double glazed window to side aspect. Obscure uPVC double glazed door, with matching side panel, leads to:

### **RECEPTION HALL**

Wall light point. Radiator. Stairs rising to first floor. Feature archway opens to:

### **SITTING ROOM**

13'10" (4.22m) maximum into recess x 12'10" (3.91m). Marble effect fireplace with raised hearth, wood surround and mantel over. Radiator. Wall light point. Telephone point. Television aerial point. Understair storage cupboard housing electric consumer unit, electric meter, gas meter and boiler serving central heating and hot water supply. uPVC double glazed window to front aspect. Concealed obscure double opening sliding doors lead to:

### **STUDY AREA**

Doorway to kitchen. Door to:

### **DINING ROOM**

9'0" (2.74m) x 7'4" (2.24m). Radiator. uPVC double glazed double opening doors provide access to:

### **CONSERVATORY**

13'2" (4.01m) maximum x 7'10" (2.39m) maximum. Quality fitted uPVC double glazed conservatory with high polished tiled flooring. Radiator. Power and light. Double glazed glass roof. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

### **KITCHEN**

10'6" (3.20m) x 7'6" (2.29m). Comprising ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Space for double width cooker with glass splashback. Wood effect roll edge work surfaces. Plumbing and space for washing machine. Space for upright fridge freezer. uPVC double glazed window to side aspect. Obscure double glazed door provides access to conservatory.

### **FIRST FLOOR LANDING**

Radiator. Smoke alarm. Access, via pull down aluminium ladder to insulated and part boarded roof space with electric light. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

13'6" (4.11m) x 10'0" (3.05m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'10" (3.30m) x 10'0" (3.05m). Radiator. Laminate wood effect flooring. Built in wardrobe. Gas convector heater. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

10'6" (3.20m) x 6'5" (1.96m) maximum over raised stairwell. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **SHOWER/WET ROOM**

Fitted electric shower. Wash hand basin. WC. Part tiled walls. Radiator. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a triple width driveway providing parking for three vehicles depending on size. Attractive paved patio. Access to front door. To the right side elevation are timber double opening gates leading to an additional driveway providing further parking. Access to:

### **CONVERTED GARAGE**

19'2" (5.84m) x 9'4" (2.84m) maximum (overall measurement). A converted garage to now provide an office/studio space. Power and light. Additional workshop space with power and light, fitted roll edge work surface and single drainer sink unit with cupboard space beneath. uPVC double glazed window and door provides access to front.

The rear garden is a particular feature of the property enjoying a southerly aspect and is mostly laid to attractive paving for ease of maintenance. Two storage sheds. Enclosed to all sides.

### **TENURE**

### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE & Vodafone voice and data likely, Three & O2 voice and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

### DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill and continue down to the next set of traffic lights turning right into Rifford Road then 1st left up into Quarry Lane and proceed up the hill to the level and turn right into Quarry Park Road. Continue down taking the 2nd right into Plumtree Drive.

### VIEWING

Strictly by appointment with the Vendors Agents.

### AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

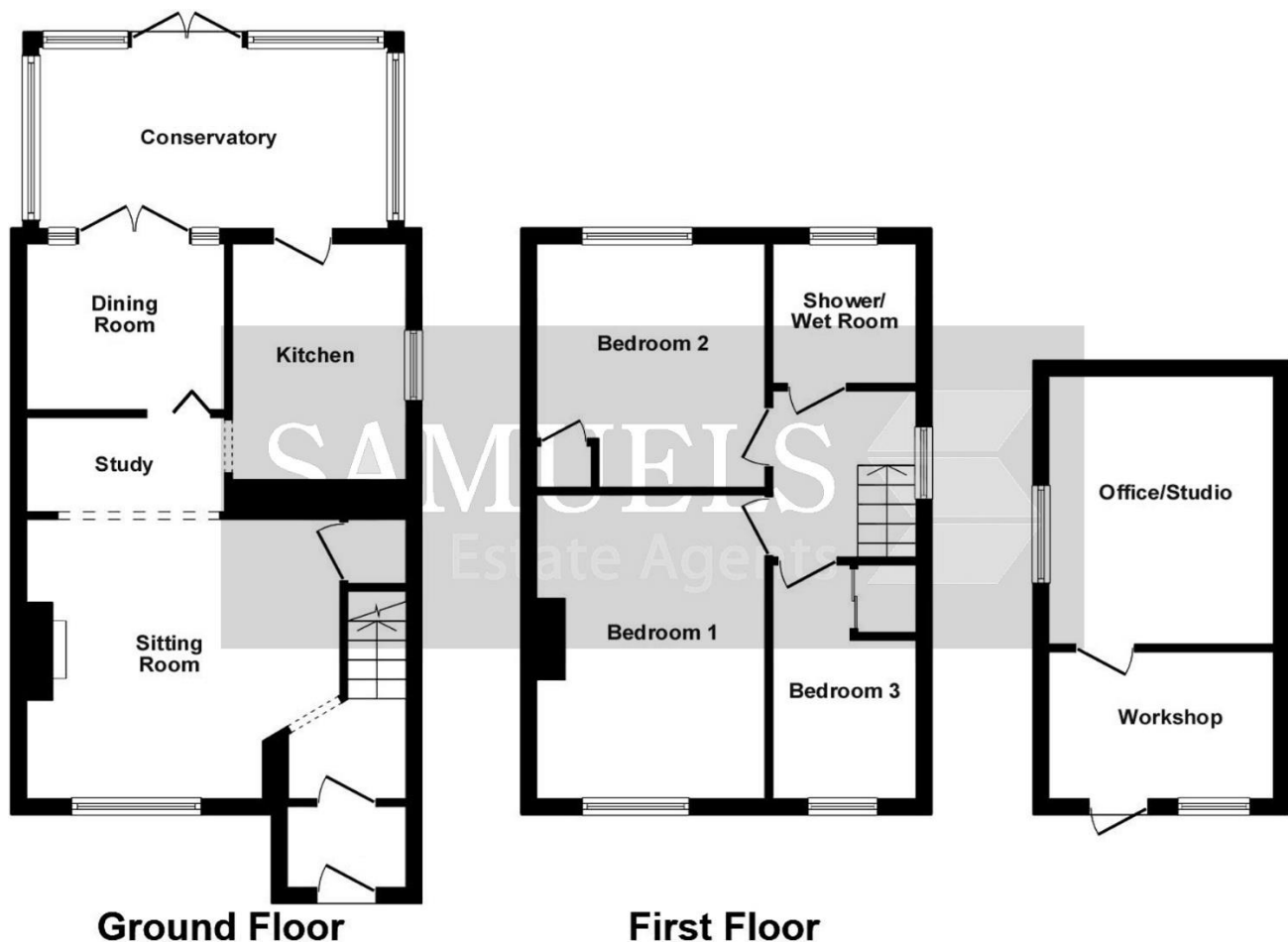
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

### AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

### REFERENCE

CDER/0325/8892/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		