



**12 MILLER CLOSE
BROADMEADOW
EXETER
EX2 5NE**



£340,000 FREEHOLD



A stylish and well maintained semi detached family home situated in this popular residential development providing great access to popular schools, local amenities and major link roads. Presented in good decorative order throughout. Three bedrooms. First floor modern shower room. Reception hall. Ground floor cloakroom. Sitting room. Dining room. Kitchen. Conservatory. Private driveway providing parking for two vehicles. Enclosed level rear garden with side access. Cul-de-sac position. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset obscure double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Electric consumer unit. Smoke alarm. uPVC double glazed window to side aspect. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

13'4" (4.06m) x 12'4" (3.76m). Radiator. Understair storage cupboard. Television aerial point. uPVC double glazed window to front aspect. Feature archway opens to:

DINING ROOM

11'0" (3.35m) x 7'8" (2.30m). Radiator. Doorway to kitchen. Double glazed sliding patio doors provide access to:

CONSERVATORY

6'8" (2.03m) x 6'2" (1.88m). A quality fitted uPVC double glazed conservatory. Pitched double glazed roof. Laminate wood effect flooring. uPVC double glazed full height windows and door providing access and outlook to rear garden.

From dining room, doorway opens to:

KITCHEN

10'10" (3.30m) x 7'8" (2.30m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric Neff oven. Four ring gas hob with filter/extractor hood over. Space for upright fridge freezer. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. uPVC double glazed door and window providing access and outlook to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'2" (4.01m) into wardrobe space x 9'0" (2.74m). Radiator. Two built in double wardrobes. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'0" (3.35m) maximum x 8'8" (2.64m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) maximum reducing to 7'0" (2.13m) x 6'6" (1.98m). Radiator. Built in wardrobe recess with hanging rail. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

A matching white suite comprising double length tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin with tiled splashback. Radiator. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of garden laid to decorative stone chippings for ease of maintenance. Pathway leads to the front door. To the left side elevation is a driveway providing parking for approximately two vehicles. Side gate provides access to the rear garden, which is a particular feature of the property, consisting of an attractive paved patio leading to a neat shaped area of level lawn with surrounding flower/shrub beds. Dividing pathway leads to the lower end of the garden with timber shed/summer house. The rear garden is enclosed by timber panelled fencing to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick and block cavity walls with 50% render

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down into East Wonford Hill and at the traffic light junction turn right into Rifford Road then immediately 1st left into Quarry Lane. Continue to the very top of this road passing the school on the left hand side and continue into Grecian Way proceed along and take the 3rd left into Miller Close.

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 checks 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.

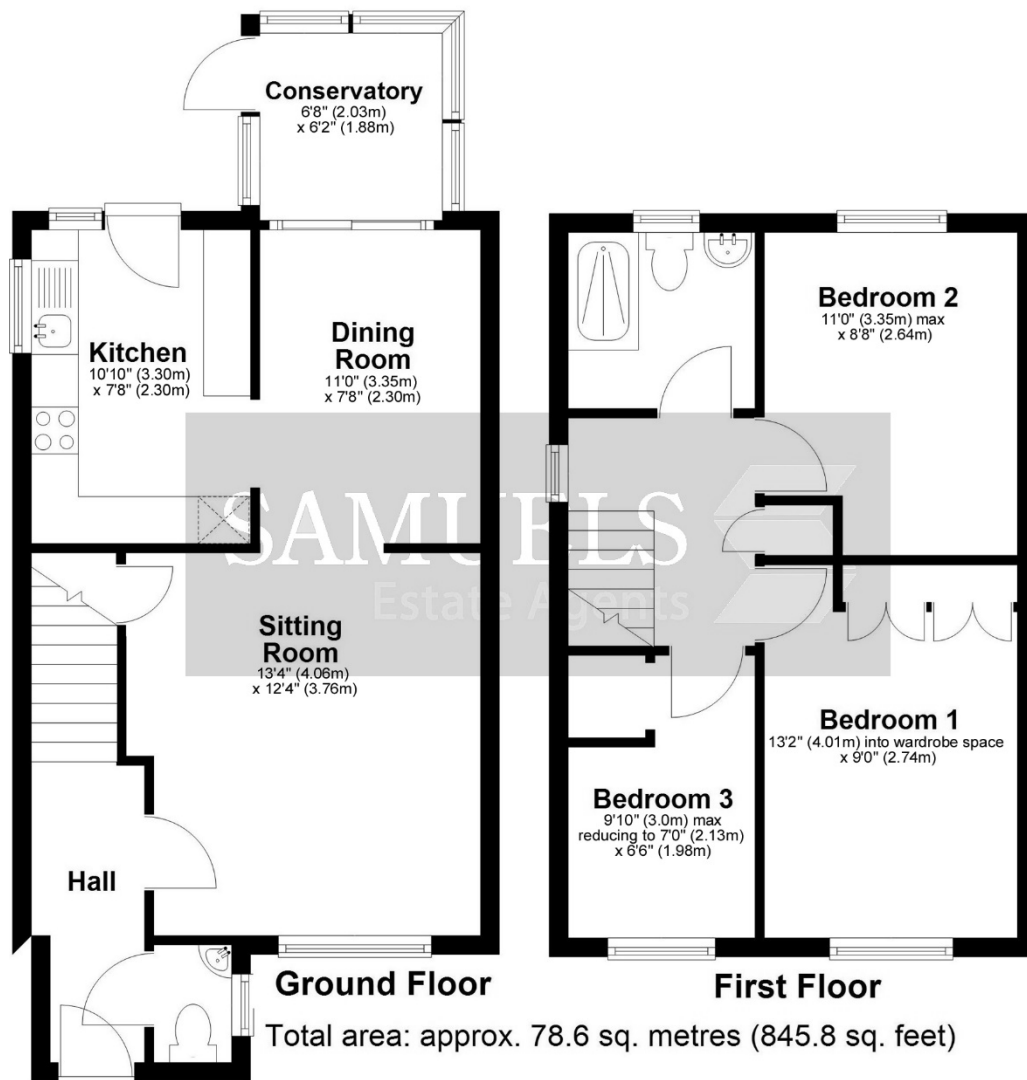
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/9134/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		