



**2 HELTINGS GARDENS
BROADCLYST
EXETER
EX5 3DX**



£495,000 FREEHOLD



A deceptively spacious four good size bedroom detached family home located within this highly sought after village location convenient to local amenities and popular schools. Presented in good decorative order throughout. Reception hall. Cloakroom. Large sitting room. Separate dining room. Kitchen. Four good size bedrooms. First floor bathroom. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Garage. Good size enclosed rear garden enjoying a high degree of privacy. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance with courtesy light. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Deep walk in understair storage cupboard with electric light. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback. Tiled floor. Radiator. Cloak hanging space. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

SITTING ROOM

19'4" (5.89m) x 12'0" (3.66m). A light and spacious room. Two radiators. Marble effect fireplace with raised hearth, fire surround and mantel over. Television aerial point. Telephone point. Two uPVC double glazed windows to front aspect.

From reception hall, door to:

DINING ROOM

12'10" (3.91m) x 8'10" (2.69m). Radiator. Serving hatch to kitchen. uPVC double glazed door, with matching side panel, providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

10'6" (3.20m) x 10'2" (3.10m). Fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Marble effect roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric cooker with filter/extractor hood over. Integrated dishwasher. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to side aspect. Access to insulated and part boarded roof space with electric light.

From first floor landing, door to:

BEDROOM 1

12'5" (3.78m) x 12'4" (3.76m) maximum into wardrobe space. Range of built in wardrobes to one wall providing hanging and storage space. Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

12'4" (3.76m) x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

12'4" (3.76m) x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

13'0" (3.96m) x 7'0" (2.13m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising 'P' shaped panelled bath with modern style mixer tap, fitted mains shower unit over and curved glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled wall surround. Heated ladder towel rail. Obscure uPVC double glazed window to side aspect

OUTSIDE

To the front of the property is a maturing shrub bed with various maturing shrubs, plants and trees. Paved area of garden provides parking for approximately two vehicles whilst to the side of the property is a private driveway again providing more additional parking in turn providing access to:

GARAGE

16'4" (4.98m) x 8'4" (2.54m). Up and over door providing vehicle access. Pitched roof providing additional storage space. Power and light. Rear courtesy door provides access to the rear garden.

To the right side elevation of the property is a side gate and pathway providing access to the rear garden, which is a particular feature of the property, providing a high degree of privacy whilst consisting of an extensive paved patio. Outside light and water tap. Dividing steps lead to a shaped area of level lawn. Further paved patio. Greenhouse. Timber decked terrace leading to summer house. Well stocked shrub beds with a variety of maturing shrubs, plants and flowers. Enclosed to all sides.

GARDEN OFFICE

8'8" (2.64m) x 4'2" (1.27m). Power and light. uPVC double glazed door, with matching side panel.

TENURE

Freehold

COUNCIL TAX

Band E

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left by Sainsbury's and continue down to the next traffic light junction turning left signposted 'Pinhoe'. Proceed through Pinhoe and Westclyst and continue straight ahead onto the Cullompton Road. Continue into the village of Broadclyst (Red Lion pub left hand side) and take the right hand turning into Town Hill then 1st right into Hellings Gardens where the property in question will be found a short way along on the left hand side.

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 on 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.

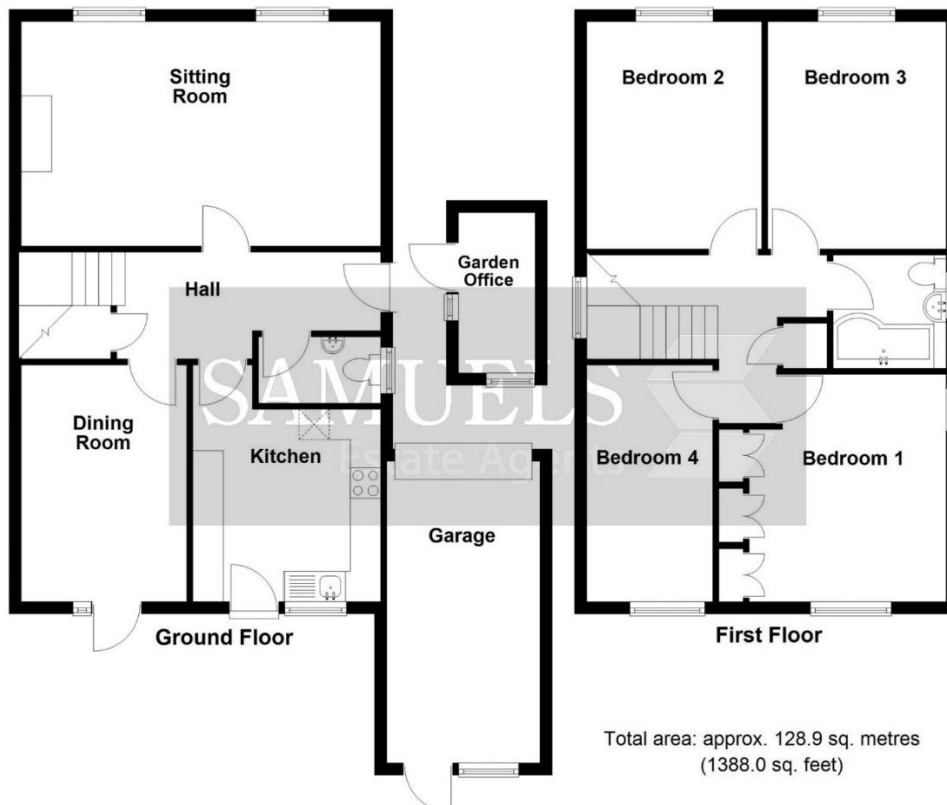
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0524/8654/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		