



**19 CLIFF BASTIN CLOSE
BROADMEADOW
EXETER
EX2 5QW**

PROOF COPY



£235,000 FREEHOLD



A well proportioned modern mid link house located within this popular residential development providing good access to local amenities, popular schools and major link roads. Two double bedrooms. First floor bathroom. Reception hall. Light and spacious lounge/dining room. Kitchen. uPVC double glazing. Enclosed rear garden. Garage in block. Pleasant outlook over neighbouring green. A great first time buy/investment purchase. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Electric wall heater. Stairs rising to first floor. Electric consumer unit. Telephone point. Glass panelled door leads to:

KITCHEN

10'10" (3.30m) x 5'10" (1.78m). Fitted with a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Space for electric/gas cooker. Plumbing and space for washing machine. Upright storage cupboard. uPVC double glazed window to front aspect with outlook over neighbouring green.

From reception hall, door to:

LOUNGE/DINING ROOM

15'4" (4.67m) x 12'2" (3.71m). A light and spacious room. Deep understair storage cupboard. Television aerial point. uPVC double glazed sliding patio door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Electric wall heater. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Door to:

BEDROOM 1

12'2" (3.71m) maximum x 10'0" (3.05m). Telephone point. Deep built in storage cupboard/wardrobe. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 2

12'4" (3.76m) maximum x 9'2" (2.79m). uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with fitted electric shower unit over and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Extractor fan.

OUTSIDE

Directly to the front of the property is an area of lawned garden with shrub bed. A dividing pathway leads to the front door. Storage cupboard/bin store also housing gas meter and electric meter. The rear garden enjoys a south westerly aspect whilst consists of a paved patio leading to shaped area of lawn. Side shrub bed. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access in turn providing access to garage in block close by.

GARAGE

16'4" (4.98m) x 8'2" (2.49m). Pitched roof providing additional storage space. Up and over door providing vehicle access (third garage from left).

TENURE

Freehold

COUNCIL TAX

Band B

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 then first right into Cliff Bastin Close, the property in question will be found towards the end of the cul-de-sac on the right hand side overlooking the green.

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 surveyors 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.

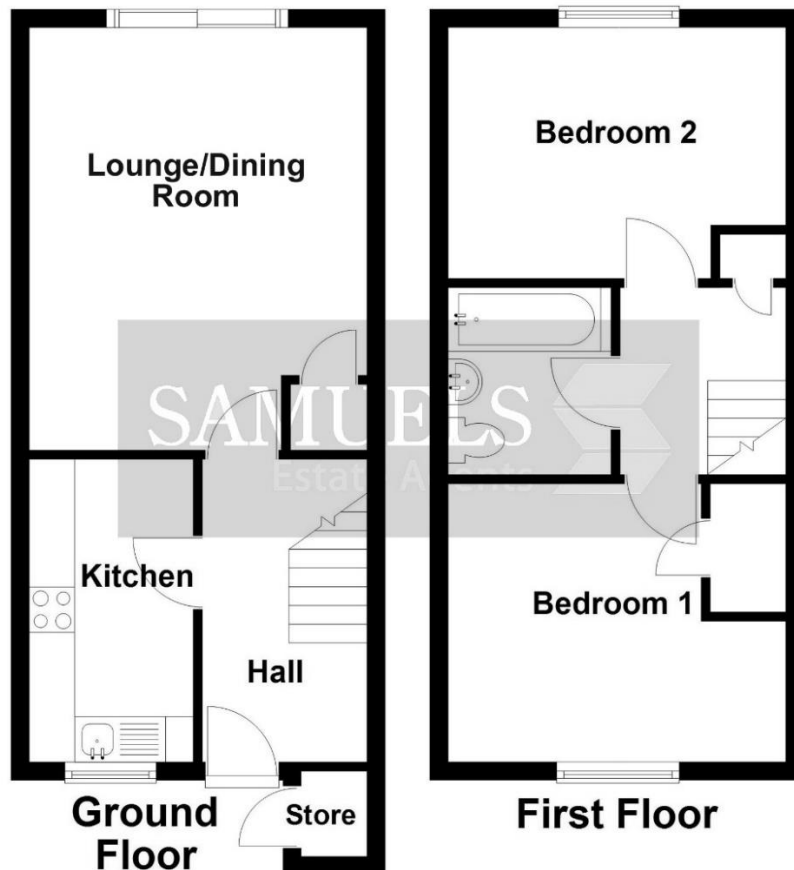
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0525/8641/AV



Total area: approx. 60.8 sq. metres (654.8 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		