

**75 BROADFIELDS ROAD
EXETER
DEVON
EX2 5RQ**



£395,000 FREEHOLD



A much improved and extended four bedroom semi detached family home situated within this popular residential location providing good access to local amenities, popular schools and major link roads. Presented in superb decorative order throughout. Four bedrooms. Recently refitted ensuite shower room to master bedroom. Recently refitted modern family bathroom. Reception hall. Sitting room. Light and spacious open plan modern kitchen/dining room. Private driveway providing ample parking. Integral garage plus additional garage. Enclosed easy to maintain rear garden. Gas central heating. uPVC double glazing. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Attractive composite front door, with inset smoked double glazed panels, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Cloak hanging space. Telephone point. Door to:

SITTING ROOM

12'10" (3.91m) x 10'2" (3.10m). Radiator. Wall mounted contemporary living flame effect electric fire. Television aerial point. Double glazed window to front aspect.

From reception hall, door to:

KITCHEN/DINING ROOM

16'6" (5.03m) x 10'10" (3.30m). A modern kitchen fitted with a range of matching grey gloss fronted base, drawer and eye level cupboards. Marble effect work surfaces with decorative tiled splashbacks. Fitted range cooker with double width filter/extractor hood over. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated washing machine. Integrated dishwasher. Integrated upright fridge freezer. Upright storage cupboard housing boiler serving central heating and hot water supply. Radiator. Engineered oak wood flooring. Space for table and chairs. Smoke alarm. Inset LED spotlights to ceiling. 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

Smoke alarm. Access to insulated and part boarded roof space with electric light. Door to:

BEDROOM 1

16'8" (5.08m) x 9'2" (2.79m) maximum reducing to 6'2" (1.88m). Radiator. Television aerial point. Double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond. Double glazed window to rear aspect. Door to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. High polished tiled flooring. Extractor fan. Inset LED spotlights to ceiling.

From first floor landing, door to:

BEDROOM 2

13'0" (3.96m) x 9'10" (3.0m). Radiator. Television aerial point. Double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 3

10'10" (3.30m) x 9'10" (3.0m). Radiator. Built in wardrobe. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 4

9'10" (3.0m) maximum x 6'6" (1.98m) maximum over raised stairwell. Radiator. Built in cupboard/wardrobe over raised stairwell. Double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BATHROOM

A recently installed modern white suite comprising 'P' shaped panelled bath with toughened glass enclosure, modern style mixer tap and fitted mains shower unit over with separate shower attachment. Wash hand basin with modern style mixer tap. Low level WC. Heated ladder towel rail. Medicine cabinet. Fitted mirror. Extractor fan. Inset LED spotlights to ceiling. Obscure double glazed window to rear aspect.

OUTSIDE

To the front of the property is a double private driveway part of which is laid to decorative stone chippings providing ample parking for numerous vehicles. Access to:

GARAGE

16'8" (5.08m) x 9'2" (2.79m). Up and over door providing vehicle access. Power and light. Double opening rear doors provide access to additional driveway with access to:

DETACHED GARAGE

16'4" (4.98m) x 8'0" (2.44m). Up and over door.

The rear garden consists of an extensive paved patio with external power points and light, leading to a neat section of garden laid to artificial turf for ease of maintenance with side gravelled shrub bed. The rear garden is enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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 D (Exeter)

DIRECTIONS

From Paris Street roundabout take the turning into Heavitree Road and continue along which connects to Heavitree Fore Street. Proceed down passing the parade of shops and petrol filling station and at the next set of traffic lights continue down into East Wonford Hill and at the traffic light junction turn right into Rifford Road then 1st left into Quarry Lane. Continue to the brow of the hill and turn right into Broadfields Road, the property in question will be found a short way along on the right 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 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.

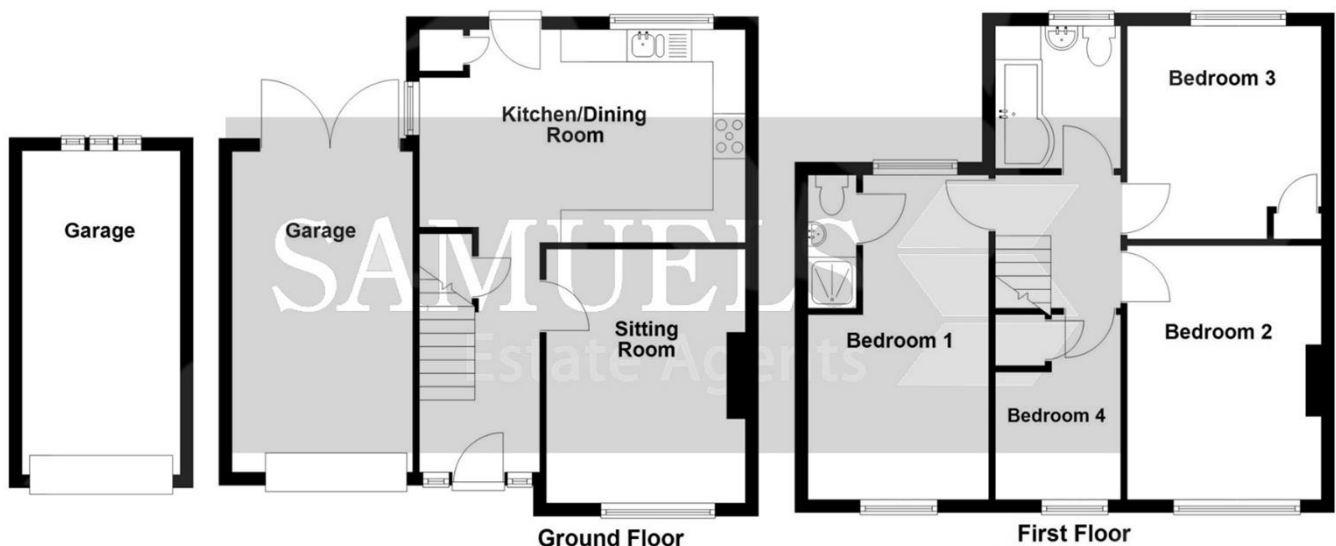
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/AV



Ground Floor
First Floor
Total area: approx. 114.0 sq. metres (1227.4 sq. feet)
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		