



**12 HOLNE RISE  
BROADFIELDS  
EXETER  
EX2 5NL**

PROOF COPY



**£300,000 FREEHOLD**



**A deceptively spacious much improved and extended semi detached family home occupying a delightful cul-de-sac position with fine outlook and views over neighbouring area and beyond. Presented in good decorative order throughout. Three bedrooms. First floor modern shower room. Reception hall. Light and spacious open plan lounge/dining room. Modern kitchen. Private driveway providing parking for approximately two/three vehicles. Enclosed side and rear gardens. Popular residential location providing good access to local amenities, popular schools and major link roads. No chain. Viewing highly recommended.**

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

Covered entrance. Storage cupboard with power and light. Composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Stairs rising to first floor. Thermostat control panel. Cloak/storage cupboard with fitted shelf also housing electric meter, consumer unit and gas meter. Door to:

### **LOUNGE/DINING ROOM**

21'6" (6.55m) maximum x 14'8" (4.47m) maximum. A fabulous light and spacious open plan room. Laminate wood effect flooring. Two radiators. Fireplace recess with living flame effect electric fire and wood mantel over. Telephone point. Television aerial point. Two wall light points. Deep walk in understair storage cupboard with power and light also housing boiler serving central heating and hot water supply. Double glazed Velux window to part pitched ceiling. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From reception hall, door to:

### **KITCHEN**

10'0" (3.05m) x 8'4" (2.54m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with matching splashback. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with glass splashback and filter/extractor hood over. Plumbing and space for washing machine. Fridge (included in sale). Separate freezer (included in sale). uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Door to:

### **BEDROOM 1**

12'8" (3.86m) excluding wardrobe space x 8'4" (2.54m). Radiator. Deep built in double wardrobe with two hanging rails. Telephone point. Inset LED spotlights to ceiling. Television aerial point. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

### **BEDROOM 2**

10'0" (3.05m) x 8'4" (2.54m) excluding door recess. Radiator. Television aerial point. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and countryside beyond.

From first floor landing, door to:

### **BEDROOM 3**

9'6" (2.90m) maximum into recess x 6'0" (1.83m). Television aerial point. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over neighbouring area.

From first floor landing, door to:

### **SHOWER ROOM**

A modern matching white suite comprising shower enclosure with fitted electric shower unit, toughened glass and door. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Fitted mirror. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

Directly to the front of the property is an attractive double width brick paved driveway which extends to the side elevation providing parking approximately 2/3 vehicles. Outside light and water tap. Side shrub bed. Access to front door. A side gate leads to a side area of garden which is laid to artificial turf and gravelled stone chippings. Opening to the rear garden which consists of a good size two tiered paved patio. Area of garden laid to artificial turf. Row of maturing conifers. External power points and light. Enclosed to all sides. Brick built storage shed which could be adapted/converted to provide a home working space if required (subject to the necessary consents).

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

Proceeding out of Exeter down Heavitree Fore Street continue down, passing the parade of shops and petrol filling station, and at the next set of traffic lights proceed straight ahead down into East Wonford Hill. At the bottom of this road turn right at the traffic lights into Rifford Road then take the 2<sup>nd</sup> left into Woodwater Lane. Proceed along passing the convenient store and take the next left and then 1<sup>st</sup> right into Beverly Close and continue along taking the next left into Holne Rise.

## 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.

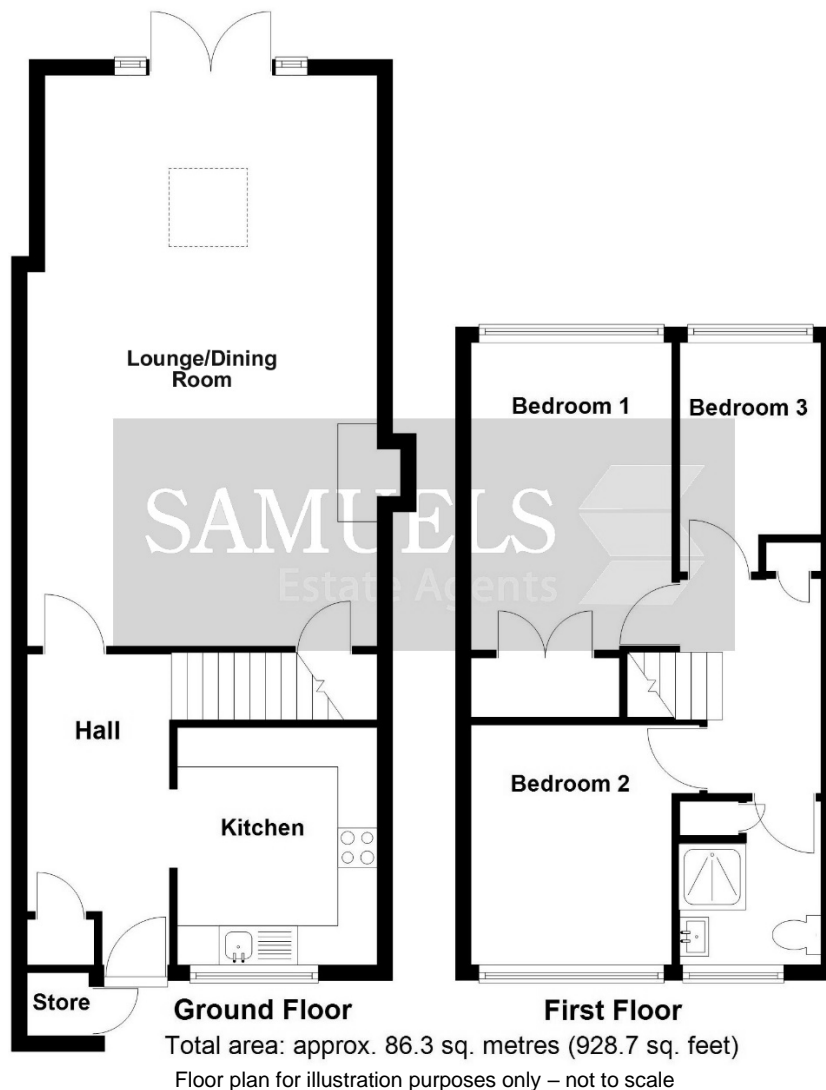
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0724/8684/AV







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		