



**7 SPINNEY CLOSE
BROADFIELDS
EXETER
EX2 5PE**



£390,000 FREEHOLD



A fabulous much improved and extended semi detached family home situated within this popular residential area providing good access to local amenities, popular schools and major link roads. Presented in good decorative order throughout. Four bedrooms. Two first floor shower rooms. Entrance hall. Sitting room. Dining room. Modern kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size enclosed rear garden. Fine outlook and views over neighbouring area, parts of Exeter and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

Radiator. Cloak hanging space. Stairs rising to first floor. Obscure glass panelled double opening doors lead to:

SITTING ROOM

13'8" (4.17m) x 12'6" (3.81m). Marble effect fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Radiator. Understair storage cupboard. Cupboard housing electric consumer unit, electric and gas meters. Television aerial point. Telephone point. uPVC double glazed window to front aspect. Square opening to:

DINING ROOM

10'4" (3.15m) x 8'2" (2.49m). Radiator. uPVC double glazed window to rear aspect with fine outlook over rear garden, neighbouring area, parts of Exeter and beyond. Part obscure glazed door leads to:

KITCHEN

10'10" (3.30m) x 7'2" (2.18m). A modern kitchen fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces. Single drainer sink unit with modern style mixer tap. Fitted Neff double oven/grill. Four ring Neff induction hob with filter/extractor hood over. Plumbing and space for washing machine. Integrated fridge. Integrated freezer. Integrated dishwasher. Tiled floor. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Obscure uPVC double glazed door leads to:

LEAN TO

6'10" (2.08m) x 3'10" (1.17m). Windows and door providing access and outlook over rear garden, neighbouring area, parts of Exeter and beyond.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Obscure uPVC double glazed window to rear aspect. Door to:

BEDROOM 1

15'6" (4.72m) maximum into wardrobe space x 8'8" (2.64m) into wardrobe space. Radiator. Range of built in wardrobes providing hanging and shelving space. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

9'4" (2.84m) x 9'4" (2.84m). Radiator. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to rear aspect offering fine outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 3

11'4" (3.45m) excluding door recess x 7'4" (2.24m). Radiator. Access to roof space. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

10'10" (3.30m) maximum into door recess x 6'8" (2.03m). Radiator. Deep storage cupboard/wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

SHOWER ROOM

6'2" (1.88m) x 6'2" (1.88m). A refitted modern matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with range of storage cupboards beneath. Low level WC with concealed cistern. Heated ladder towel rail. Tiled wall surround. Obscure uPVC double glazed window to rear aspect.

From first floor landing, door to:

SHOWER ROOM

An additional shower room with matching white suite comprising tiled shower enclosure with fitted electric shower unit. Low level WC. Wash hand basin. Tiled wall surround. Radiator. Extractor fan. Shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of open plan lawn with steps and pathway leading to the front door with courtesy light. A private driveway provides parking in turn providing access to:

GARAGE

18'6" (5.64m) x 7'4" (2.24m). Electronically operated roller front door. Power and light. Rear door provides access to the rear garden.

The rear garden is a particular feature of the property enjoying a fine outlook and views over neighbouring area, parts of Exeter and beyond. Consisting of a good size raised patio with outside light and water tap. Timber shed. Side steps lead down to a neat shaped area of lawn. Pathway with small picket fence and gate leads to the lower end of the garden which again consists of a shaped area of lawn and further timber shed. 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 – 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 C (Exeter)

DIRECTIONS

From Paris Street roundabout take the turning into Heavitree Road and continue along passing Waitrose supermarket and at the next set of traffic lights proceed straight ahead down into 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. At the next set of traffic lights turn right into Rifford Road then 2nd left into Woodwater Lane and proceed along passing the convenience store and primary school and take the next left into Quarry Park Road then 1st right into Spinney Close. At the 'T' junction turn left and the property in question will be found 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 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.

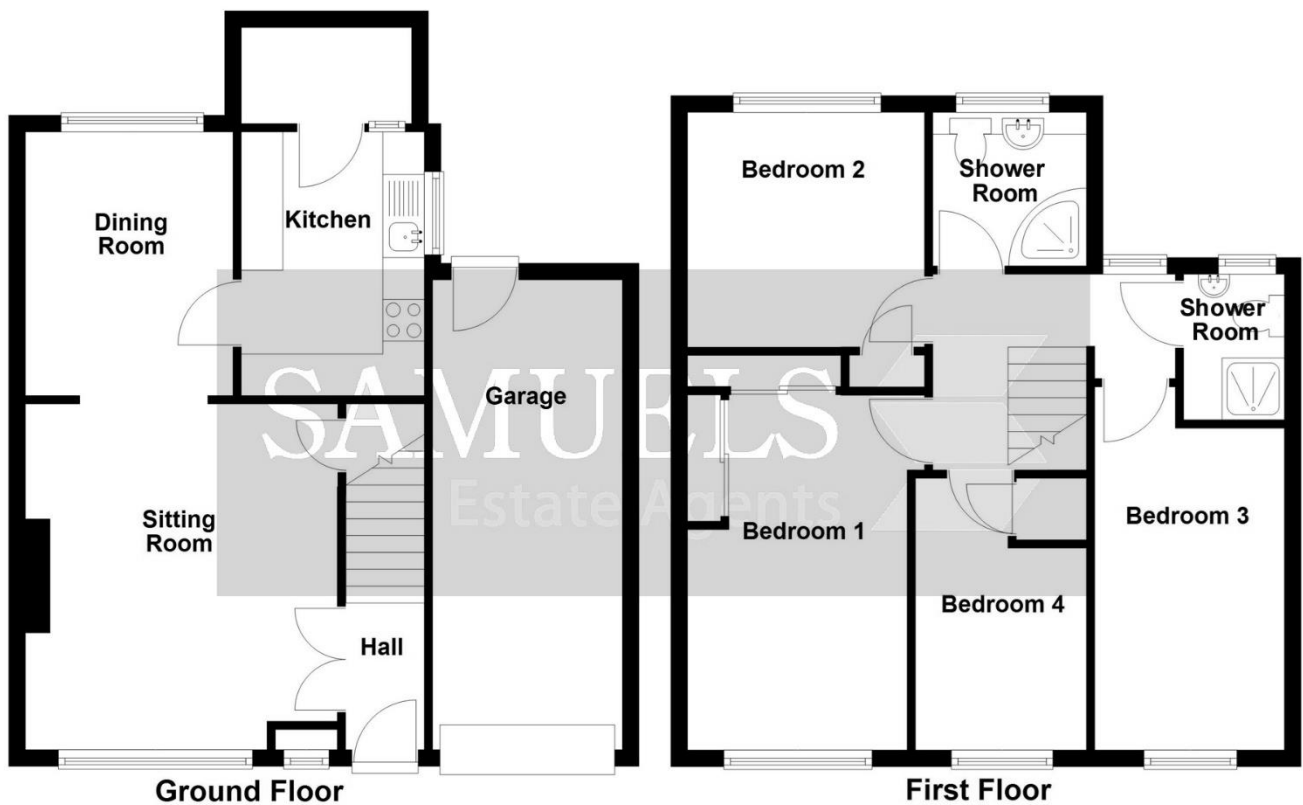
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0825/8998AV



Total area: approx. 102.3 sq. metres (1100.7 sq. feet)

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	60 D	
39-54	E		
21-38	F		
1-20	G		