



**14 BROADPARKS AVENUE
PINHOE
EXETER
EX4 9ET**



£310,000 FREEHOLD



An opportunity to acquire a spacious well presented detached bungalow having been recently redecorated and carpeted. Situated in this popular residential location convenient to local amenities including local shops, supermarkets, bus and train service to Exeter city centre. Two double bedrooms. Entrance porch. Reception hall. Light and spacious lounge/dining room. Kitchen/breakfast room. Side lobby. Utility cupboard. Bathroom. Private driveway. Garage. Enclosed rear garden. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

uPVC double glazed front door leads to:

ENCLOSED ENTRANCE PORCH

Courtesy light. uPVC double glazed windows to both front and side aspects. Part obscure uPVC double glazed door leads to:

RECEPTION HALL

A spacious hallway with tiled flooring. Radiator. Thermostat control panel. Access to roof space. Double width cloak/storage cupboard with hanging rail and fitted shelf also housing gas meter, electric meter and consumer unit. Door to:

LOUNGE/DINING ROOM

18'6" (5.64m) x 10'10" (3.30m). Radiator. Television aerial point. Tiled fireplace with inset coal fire, raised hearth and mantel over. Two wall light points. uPVC double glazed window to side aspect. Large uPVC double glazed window overlooking rear garden. uPVC double glazed door providing access to rear garden.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'0" (3.66m) maximum x 10'2" (3.10m) excluding door recess. Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Fitted oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Radiator. Space for small table and chairs. Tiled floor. Inset LED spotlights to ceiling. Storage cupboard with fitted shelving. uPVC double glazed window to front aspect with outlook over front garden. Part obscure glazed door leads to:

SIDE LOBBY

Obscure uPVC double glazed door to side elevation. Door to:

UTILITY CUPBOARD

Plumbing and space for washing machine. Wall mounted boiler serving central heating and hot water supply.

From reception hall, door to:

BEDROOM 1

12'0" (3.66m) x 11'0" (3.35m). Radiator. Built in double wardrobe. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

BEDROOM 2

10'10" (3.30m) x 8'10" (2.69m). Radiator. Built in double wardrobe. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

BATHROOM

A matching white suite comprising panelled bath with traditional style mixer tap, fitted electric shower unit over, folding glass shower screen and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Part tiled walls. Radiator. Obscure uPVC double glazed window to front aspect.

OUTSIDE

The property is approached via a pillared entrance leading to a private driveway in turn providing access to:

SINGLE GARAGE

With power and light. Up and over door providing vehicle access. To the rear of the garage is a door leading to lean to/store and an additional door provides access to the rear garden.

The front garden consists of a neat shaped area of lawn with well stocked flower/shrub beds. Water tap. Access to front door. To the right side elevation of the property a side gate and pathway lead to the rear garden which consists of a paved patio. Two shaped areas of lawn. Area of garden ideal for vegetable/soft fruit growing. Greenhouse. Timber shed. The rear garden is well stocked with a variety of maturing shrubs, plants and trees and 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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road and continue to the very end bearing left signposted 'Pinhoe'. Upon reaching Pinhoe continue over the 1st roundabout on to the 2nd and take the 1st exit left into Church Hill then 1st right into Danes Road which connects to Broadparks Avenue.

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 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.

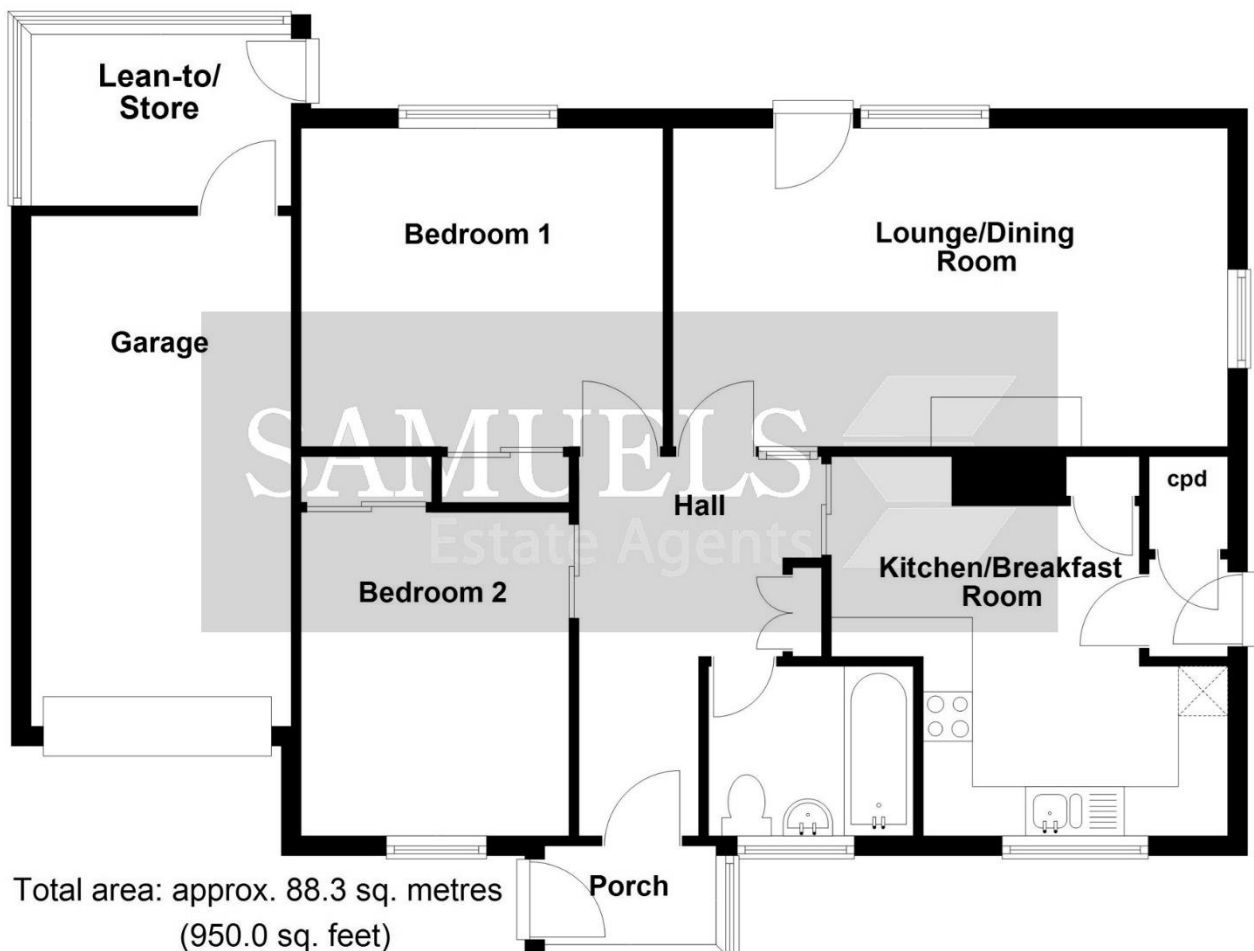
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0126/9103/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		