



**53 SULLIVAN ROAD
BROADFIELDS
EXETER
EX2 5RB**



£350,000 FREEHOLD



Detached family home situated within this highly sought after residential area providing good access to local amenities, popular schools and major link roads. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Dining room. Conservatory. Kitchen. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size enclosed rear garden enjoying south easterly aspect. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Telephone point. Understair recess. Smoke alarm. Door to:

SITTING ROOM

13'0" (3.96m) x 10'2" (3.10m). Marble effect fireplace with raised hearth, inset living flame effect gas fire (capped off), wood surround and mantel over. Two wall light points. Television aerial point. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Square opening to:

DINING ROOM

10'8" (3.25m) x 8'10" (2.69m). Radiator. Door to kitchen. uPVC double glazed window and door providing outlook and access to:

CONSERVATORY

11'2" (3.40m) max x 6'10" (2.08m). Dwarf wall. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall and dining room, doors lead to:

KITCHEN

10'8" (3.25m) max x 7'6" (2.29m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. Space for electric cooker with filter/extractor hood over. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Upright larder cupboard. uPVC double glazed window to side aspect. uPVC double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. uPVC double glazed window to front aspect. Door to:

BEDROOM 1

13'4" (4.06m) x 10'0" (3.05m). Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) max x 10'10" (3.30m). Radiator. Storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'2" (3.10m) max x 6'4" (1.93m). Radiator. Built in wardrobe recess over raised stairwell with hanging rail and fitted shelf. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with fitted mains shower unit over and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Part tiled walls. Tiled floor. Radiator. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is an area of open plan lawned garden with flower bed. Steps and pathway lead to front door, with courtesy light. Private driveway provides parking in turn providing access to:

SINGLE GARAGE

Between the property and garage is a side gate and pathway providing access to the rear garden which enjoys a south easterly aspect and consists of a paved patio with raised flower bed. Retaining wall. Central steps lead to a neat shaped area of lawn again with inset flower/shrub beds. Feature rockery with side steps leading to a further section of garden laid to decorative stone chippings and paving. 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 D (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down passing the parade of shops and petrol filling station. At the next set of traffic lights proceed down into East Wonford Hill and at the traffic lights turn right into Rifford Road then 1st left into Quarry Lane and continue

to the brow of the hill turning left into Broadfields Road then 1st right into Sullivan Road. Continue around and the property in question will be found 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 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.

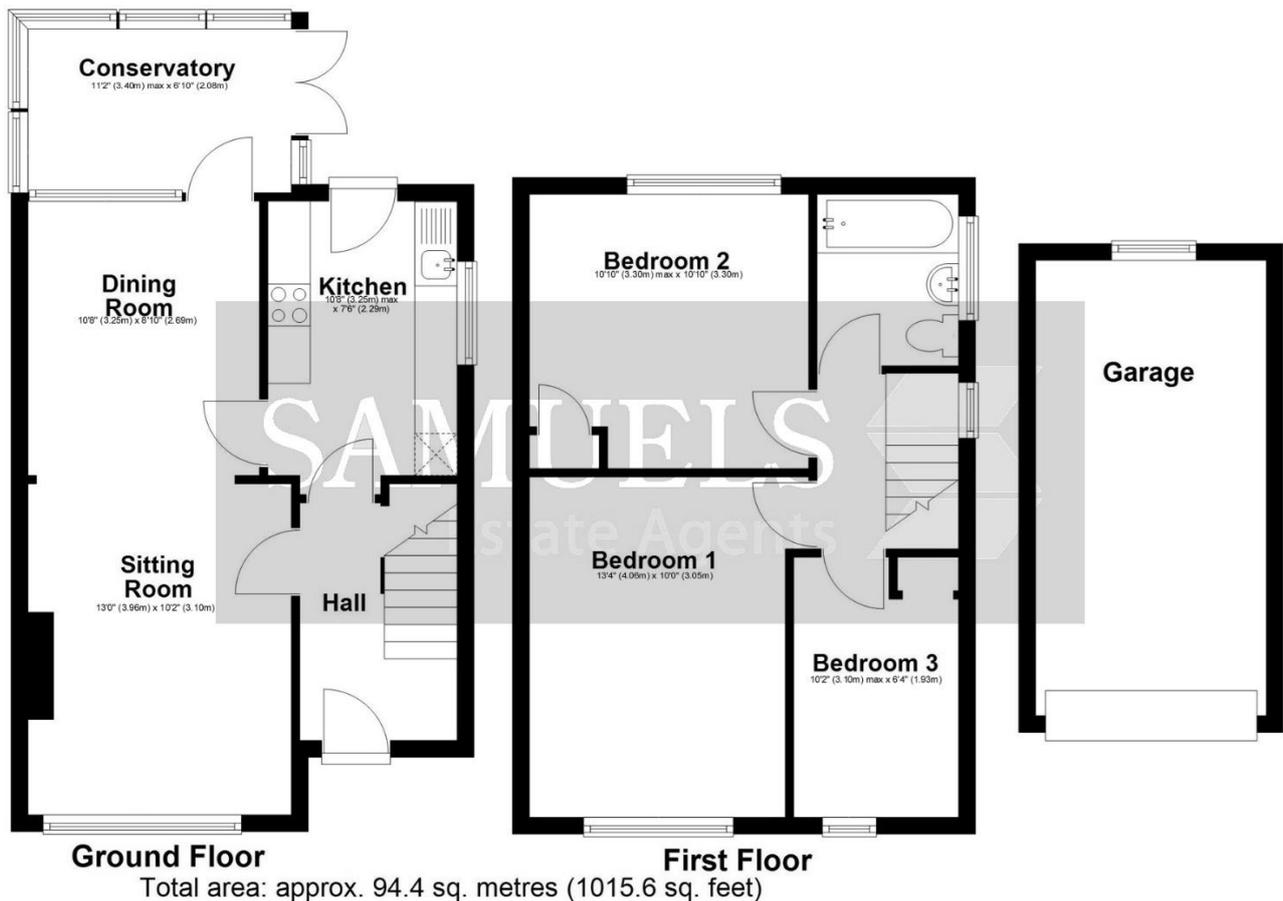
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0326/9173/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		