

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



**£389,950 FREEHOLD**



A truly stunning extended much improved and modernised semi detached family home occupying a highly convenient position providing good access to local amenities, popular schools and major link roads. Presented in superb decorative order throughout. Four bedrooms. Modern bathroom. Entrance vestibule. Spacious sitting room. Fabulous light and spacious modern kitchen/dining/family room. Utility room. Ground floor cloakroom. Office/family room/bedroom four. Good size lawned rear garden with patio enjoying south westerly aspect. Private double width driveway. Gas central heating. uPVC double glazing. Fully owned solar panel system. A great family home. Viewing highly recommended.

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

uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Decorative tiled flooring. Cloak hanging space. Inset LED spotlights to ceiling. Attractive composite front door, with inset obscure double glazed panels, leads to:

### **SITTING ROOM**

16'8" (5.08m) maximum x 13'0" (3.96m). A light and spacious room. Engineered oak wood flooring incorporating underfloor heating. Telephone point. Television aerial point. Understair storage cupboard. Fireplace recess. Stairs rising to first floor. Thermostat control panel. uPVC double glazed window to front aspect. Glass panelled oak wood double sliding doors opening to:

### **KITCHEN/DINING/FAMILY ROOM**

24'6" (7.47m) x 10'6" (3.20m). A fabulous light and spacious open plan room. Quality modern kitchen comprising a range of matching base, drawer and eye level cupboards. Ceramic sink set within wood work surfaces with modern style mixer tap. Fitted Bosch double oven/grill. Integrated upright fridge freezer. Pull out larder cupboard. Central island incorporating breakfast bar. Wood work surface. Bosch induction hob. Engineered oak wood flooring incorporating underfloor heating. Inset LED spotlights to ceiling. Ample space for table and chairs. Large double glazed Velux window to part pitched ceiling. Thermostat control panel. uPVC double glazed sliding double opening doors, with matching side panels, providing access and outlook to rear garden. Oak wood door leads to:

### **UTILITY ROOM**

8'2" (2.49m) x 6'10" (2.08m) maximum ('L' shaped). Fitted wood work surface with tiled splashback. Plumbing and space for washing machine. Plumbing and space for dishwasher. Further appliance space. Engineered oak wood flooring incorporating underfloor heating. Inset LED spotlights to ceiling. Smoke alarm. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden. Oak wood door leads to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Engineered oak wood flooring incorporating underfloor heating. Extractor fan. Inset LED spotlight to ceiling.

From sitting room, oak wood door leads to:

### **OFFICE/FAMILY ROOM/BEDROOM 4**

13'10" (4.22m) x 7'6" (2.29m). A great room to provide a number of uses. Feature vertical radiator. uPVC double glazed window to front aspect. Attractive composite front door, with inset obscure double glazed panels, provides access to front aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Thermostat control panel. uPVC double glazed window to side aspect. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light and battery storage. Oak wood door to:

### **BEDROOM 1**

13'0" (3.96m) x 10'0" (3.05m). Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, oak wood door to:

### **BEDROOM 2**

10'10" (3.30m) x 9'10" (3.0m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door to:

### **BEDROOM 3**

9'10" (3.0m) maximum x 6'4" (1.93m). Built in storage cupboard. Radiator. uPVC double glazed window to front aspect again with fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, oak wood door to:

### **BATHROOM**

A modern matching white suite comprising 'P' shaped Jacuzzi style bath with modern style mixer tap, fitted mains shower unit including separate shower attachment and curved glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboards space bath. Low level WC. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a recently laid double width resin driveway providing comfortable parking for two vehicles. Area of garden laid to decorative chipped slate for ease of maintenance. The rear garden enjoys a south westerly aspect whilst consists of an attractive porcelain paved patio with external power points. Central steps and pathway lead to a raised area of lawned garden also well stocked with a variety of maturing shrubs, plants and trees. A dividing pathway leads to the top end of the garden with timber storage shed. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard & 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

Proceeding out of Exeter down Heavitree Fore Street continue down to the traffic lights and proceed straight ahead down into East Wonford Hill. At the next set of traffic lights bear left and continue onto Honiton Road, proceed along and at the next set of traffic lights bear right then take the 1<sup>st</sup> right into Broadfields Road. Proceed along taking the 3<sup>rd</sup> left into Sullivan Road.

## 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.

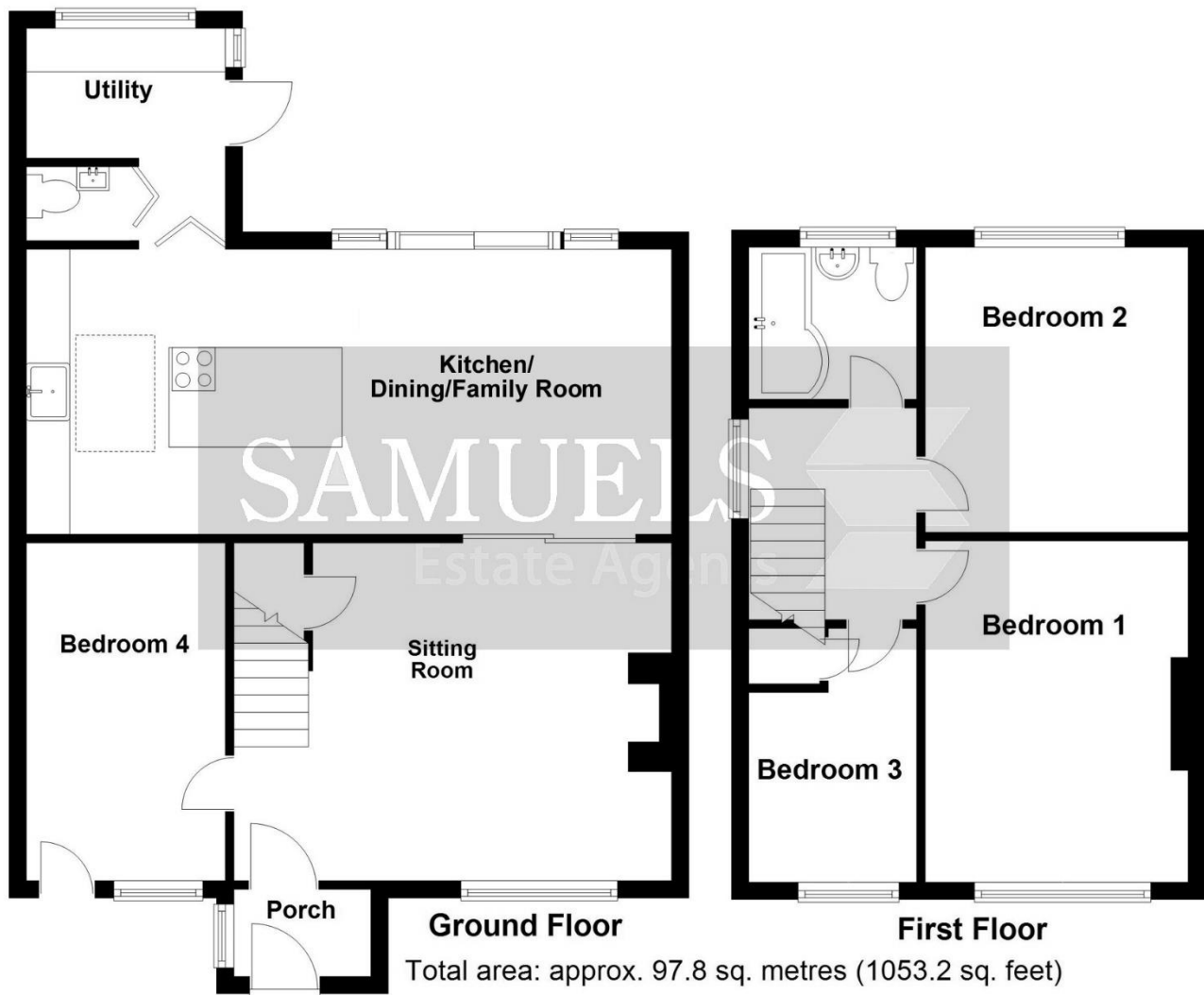
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0425/8931/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		