

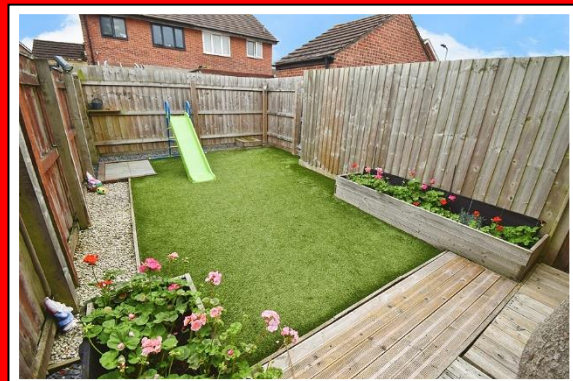


**18 CLIFF BASTIN CLOSE
BROADMEADOW
EXETER
EX2 5QW**

PROOF COPY



£260,000 FREEHOLD



A well appointed modern mid link house occupying a highly convenient position providing good access to local amenities, popular schools and major link roads. Presented in superb decorative order throughout. Two double bedrooms. First floor modern bathroom. Reception hall. Lounge/dining room. Modern kitchen. Gas central heating. uPVC double glazing. Delightful enclosed easy to maintain rear garden. Garage. Pleasant outlook over neighbouring green. Ideal first time buy purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Storage cupboard. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Laminate wood effect flooring. Stairs rising to first floor. Radiator. Cloak hanging space. Electric consumer unit. Smoke alarm. Doorway opens to:

KITCHEN

11'0" (3.35m) x 5'10" (1.78m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Laminate wood effect flooring. uPVC double glazed window to front aspect with outlook over neighbouring green.

From reception hall, glass panelled oak wood door leads to:

LOUNGE/DINING ROOM

15'2" (4.62m) maximum x 12'2" (3.71m). Laminate wood effect flooring. Radiator. Television aerial point. Telephone point. Deep understair storage cupboard. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Oak wood door to storage cupboard. Oak wood door leads to:

BEDROOM 1

12'2" (3.71m) maximum reducing to 9'0" (2.74m) x 10'0" (3.05m). Radiator. Large wardrobe recess with hanging rail. uPVC double glazed window to front aspect with outlook over neighbouring green.

From first floor landing, oak wood door leads to:

BEDROOM 2

12'2" (3.71m) maximum into wardrobe space x 9'2" (2.79m). Radiator. Range of built in open wardrobes with fitted shelving, four drawers and hanging rail. Wall mounted concealed boiler serving central heating and hot water supply. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, oak wood door leads to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and overhead shower unit. Wash hand basin with modern style mixer tap. Low level WC. Tiled floor. Heated ladder towel rail. Extractor fan.

OUTSIDE

To the front of the property is small area of garden laid to artificial turf for ease of maintenance. The rear garden consists of an attractive raised timber decked terrace with raised planters leading to a neat area of garden laid to artificial turf again for ease of maintenance. The rear garden is enclosed to all sides. The property also benefits from a private garage situated in a block close by (on entering the block – right hand side second garage in from left hand side and numbered '18').

TENURE

Freehold

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE Limited, Three, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low Risk

Mining: No risk from mining

Council Tax: Band B

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down into East Wonford Hill and at the traffic light junction turn right into Rifford Road then immediately 1st left into Quarry Lane. Continue to the very top of this road passing the school on the left hand side and continue into Grecian Way then first right into Cliff Bastin Close.

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.

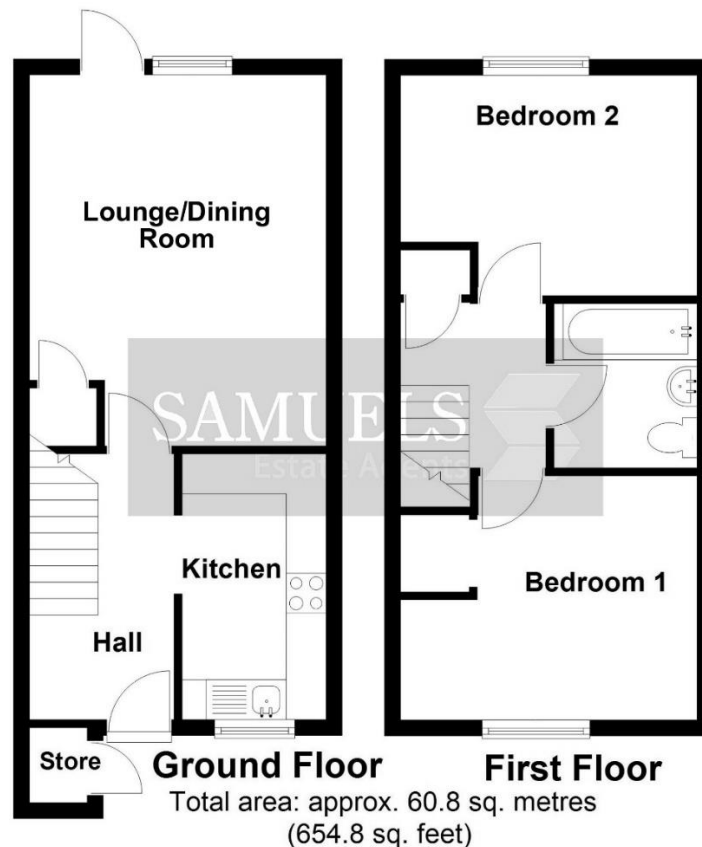
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0924/8763/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		