



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

PROOF COPY



£350,000 FREEHOLD



An opportunity to acquire a fabulous much improved and extended semi detached family home situated in this popular residential location providing good access to local amenities, popular schools and major link roads. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Impressive light and spacious modern kitchen/dining/family room. Utility/cloakroom. Private driveway. Garage. Good size enclosed rear garden. Gas central heating. uPVC double glazing. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite double glazed front door leads to:

RECEPTION HALL

A spacious hallway. Radiator. Laminate wood effect flooring. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Obscure uPVC double glazed windows to both front and side aspects. Door to:

SITTING ROOM

12'10" (3.91m) x 10'4" (3.15m). Laminate wood effect flooring. Contemporary modern fireplace with inset living flame effect electric fire, fire surround and mantel over. Radiator. Telephone point. Television aerial point. Large uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

KITCHEN/DINING/FAMILY ROOM

19'0" (5.79m) x 16'8" (5.08m) maximum. An impressive light and spacious room. Quality built in modern kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect work surfaces with tiled splashbacks. Central island incorporating breakfast bar. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring electric hob with tiler/extractor hood over. Integrated dishwasher. Integrated upright fridge freezer. Larder cupboard. Laminate wood effect flooring. Radiator. Ample space for table and chairs, sofa etc. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden. Door to:

REAR LOBBY

Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden. Doorway opens to:

CLOAKROOM/UTILITY

Plumbing and space for washing machine. WC. Part tiled walls. Tiled floor. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. uPVC double glazed window to side aspect with outlook over neighbouring area and beyond. Door to:

BEDROOM 1

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

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 10'0" (3.05m). Radiator. Built in recess with fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) maximum x 6'6" (1.98m) maximum (over raised stairwell). Radiator. Shelving and hanging rail built over raised stairwell. 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 modern matching white suite comprising panelled bath with mixer tap, fitted electric shower unit over and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Radiator. Part tiled walls. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of lawn with pathway and raised shrub beds leading to the front door. A private driveway provides parking for one vehicle in turn providing access to:

SINGLE GARAGE

16'10" (5.13m) x 9'0" (2.74m). With power and light. Rear courtesy door providing access to rear garden.

To the left side elevation of the garage is a timber gate and pathway leading to the rear garden, which is a particular feature of the property, being part landscaped by the present vendor and consists of an area of garden laid to turf and patio. Timber shed. Outside light. Dividing steps and pathway lead to an attractive porcelain slab patio incorporating seating area with raised flower/shrub bed. The rest of the garden is laid to artificial turf for ease of maintenance. The rear garden is enclosed to all sides whilst also enjoys the fine outlook over neighbouring area, parts of Exeter and beyond.

TENURE

Freehold

COUNCIL TAX

Band D

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 1st right into Broadfields Road. Proceed along taking the 3rd 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 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.

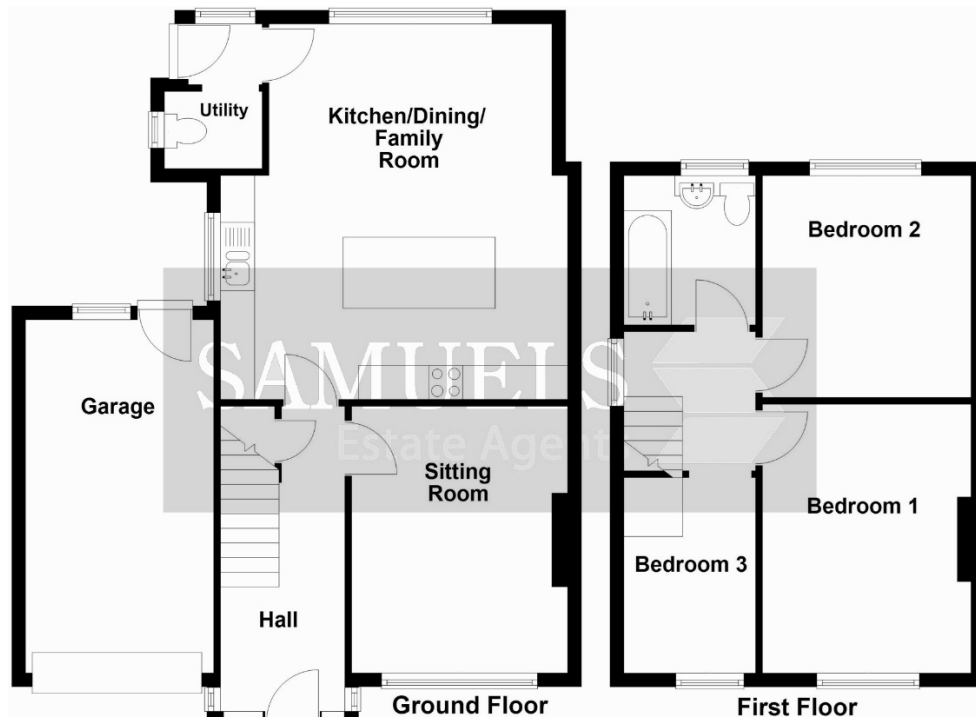
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8772/AV



Total area: approx. 102.6 sq. metres (1104.5 sq. feet)
 Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		