



**12 GARDEN CLOSE
BROADFIELDS
EXETER
EX2 5PA**

PROOF COPY



GUIDE PRICE £300,000-£325,000 FREEHOLD



A well presented semi detached family home occupying a quiet cul-de-sac position within close proximity to local amenities and popular schools. Three bedrooms. First floor bathroom. Reception hall. Sitting room. Dining room. Kitchen. uPVC double glazing. Gas central heating. Private driveway providing ample parking for numerous vehicles. Garage. Rear garden enjoying southwesterly aspect. Highly popular residential location. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. uPVC double glazed front door, with full height obscure uPVC double glazed panels, leads to:

RECEPTION HALL

Stairs rising to first floor. Understair storage cupboard. Cloak hanging space. Smoke alarm. Door to:

SITTING ROOM

13'0" (3.96m) x 10'2" (3.10m). Fitted gas fire with raised hearth and back boiler? uPVC double glazed window to front aspect. Square opening to:

DINING ROOM

10'10" (3.30m) x 9'0" (2.74m). Radiator. Door to kitchen. uPVC double glazed sliding patio door providing access and outlook to rear garden.

From reception hall, door to:

KITCHEN

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

FIRST FLOOR LANDING

Smoke alarm. Access to roof space. uPVC double glazed window to side aspect. Door to:

BEDROOM 1

13'4" (4.06m) maximum into wardrobe space x 9'10" (3.0m). Radiator. Large built in double wardrobe with mirror fronted doors. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 10'0" (3.05m). Radiator. Airing cupboard housing lagged hot water cylinder with fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

10'6" (3.20m) maximum x 6'6" (1.98m) maximum over raised stairwell. Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with fitted main shower unit over and glass shower screen. Wash hand basin. Low level WC. Radiator. Light/shaver point. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat level area of lawn with surrounding flower/shrub beds. Private driveway provides parking for several vehicles in turn providing access to:

GARAGE

With power and light.

The rear garden is a particular feature of the property enjoying a southwesterly aspect whilst consisting of a paved patio with water tap. Retaining wall with central dividing steps leads to a section of lawned garden with flower/shrub beds.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue along passing the parade of shops and petrol filling station. At the next set of traffic lights proceed straight ahead down into East Wonford Hill and at the next set of traffic lights turn right into Rifford Road then immediately 1st left into Quarry Lane. Continue to the brow of the hill turning right into Quarry Park Road and continue down taking the 1st left into Gilbert Avenue then 1st left into Garden Close and continue down turning right 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 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.

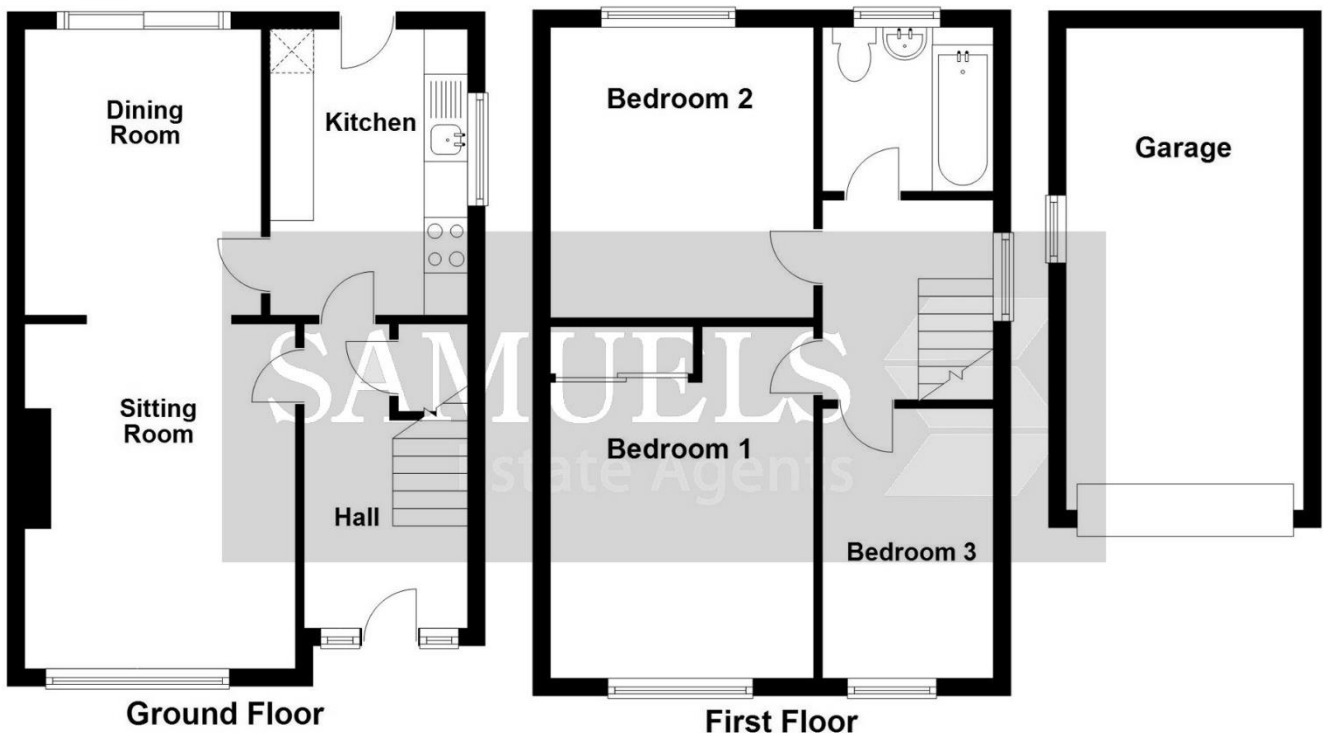
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0623/8440/AV



Total area: approx. 74.3 sq. metres (799.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		