



**21 BROADFIELDS ROAD
EXETER
DEVON
EX2 5QX**

PROOF COPY



GUIDE PRICE £400,000-£425,000 FREEHOLD



An opportunity to acquire a deceptively spacious extended detached bungalow with annexe potential occupying a generous corner plot site with gardens to three sides. Four good size bedrooms. Large sitting room. Modern kitchen/dining room. Refitted modern shower room. Study/office. Gas central heating. uPVC double glazing. Good size lawned rear garden enjoying southerly aspect. Private driveway. Additional parking. Garage. Highly convenient position providing good access to local amenities, popular schools and major link roads. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Part obscure uPVC double glazed front door leads to:

RECEPTION HALL

Cloak hanging space. Storage cupboard housing electric consumer unit, gas meter and electric meter. Door to:

KITCHEN/DINING ROOM

19'0" (5.79m) x 8'10" (2.69m) reducing to 6'4" (1.93m) dining room end. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric double oven/grill. Four ring gas hob with filter/extractor hood over. Integrated fridge. Integrated slimline dishwasher. Integrated washing machine. Pull out larder cupboard. Radiator. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect. uPVC double glazed window to side aspect. obscure uPVC double glazed door providing access to side elevation.

From reception hall, door to:

SITTING ROOM

18'10" (5.74m) x 12'10" (3.91m). A light and spacious room. Exposed brick effect fireplace with raised hearth, inset living flame effect gas fire and wood mantel over. Two radiators. Television aerial point. uPVC double glazed window to side aspect with outlook over side garden. Large uPVC double glazed window to front aspect with outlook over front garden. Door leads to:

INNER HALLWAY

Smoke alarm. Access, via pull down aluminium ladder, to insulated and part boarded roof space with electric light. Door to:

BEDROOM 1

13'2" (4.01m) x 10'8" (3.25m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway, door to:

BEDROOM 2

11'0" (3.35m) x 10'0" (3.05m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From inner hallway, door to:

SHOWER ROOM

9'6" (2.90m) x 5'0" (1.52m). A refitted modern matching white suite comprising double length shower enclosure with fitted mains shower unit and toughened glass surround. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set within vanity unit with range of storage cupboards beneath. Heated ladder towel rail. Tiled wall surround. Extractor fan. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Obscure uPVC double glazed window to side aspect.

From inner hallway, door to:

STUDY/OFFICE

8'2" (2.49m) x 7'10" (2.39m). Doorway leading to:

INNER LOBBY

Door to:

BEDROOM 3

13'2" (4.01m) x 9'10" (3.0m). Again another light and spacious room. Radiator. uPVC double glazed window to side aspect with outlook over side garden. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden.

From inner lobby, door to:

BEDROOM 4

10'4" (3.15m) x 6'6" (1.98m) excluding door recess. Radiator. uPVC double glazed window to side aspect with outlook over side garden.

OUTSIDE

The property benefits from occupying a generous corner plot site with gardens to three sides. Directly to the front is a shaped area of lawn. Attractive brick paved private driveway providing parking. Access to front door with outside light. Access also to:

SINGLE GARAGE

15'10" (4.83m) x 8'0" (2.44m). Up and over door providing vehicle access. Power and light. Part obscure uPVC double glazed door provides access to rear garden.

To the left side elevation of the driveway is an additional area of garden laid to decorative stone chippings providing additional off road parking, if required. To the right side elevation of the bungalow is a side gate and pathway, water tap, in turn providing access to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consists of an attractive circular shape paved patio, greenhouse, summer house and good size shaped area of lawn with dividing pathway. Shrub bed well stocked with a variety of maturing shrubs, plants and bushes. Pathway leads down to the left side elevation of the bungalow which again consists of a good size shaped area of lawn with further shrub beds. The rear garden is enclosed to all side.

TENURE

Freehold

COUNCIL TAX

Band E

DIRECTIONS

From Paris Street roundabout take the turning into Heavitree Road and continue along which connects to Heavitree Fore Street. Proceed down passing the parade of shops and petrol filling station and at the next set of traffic lights continue down into East Wonford Hill. At the traffic lights bear left onto Honiton Road and proceed straight ahead bearing right at the traffic lights, a short distance after the traffic light junction turn right into Broadfields Road where the property in question will be found a short way along on the left 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 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.

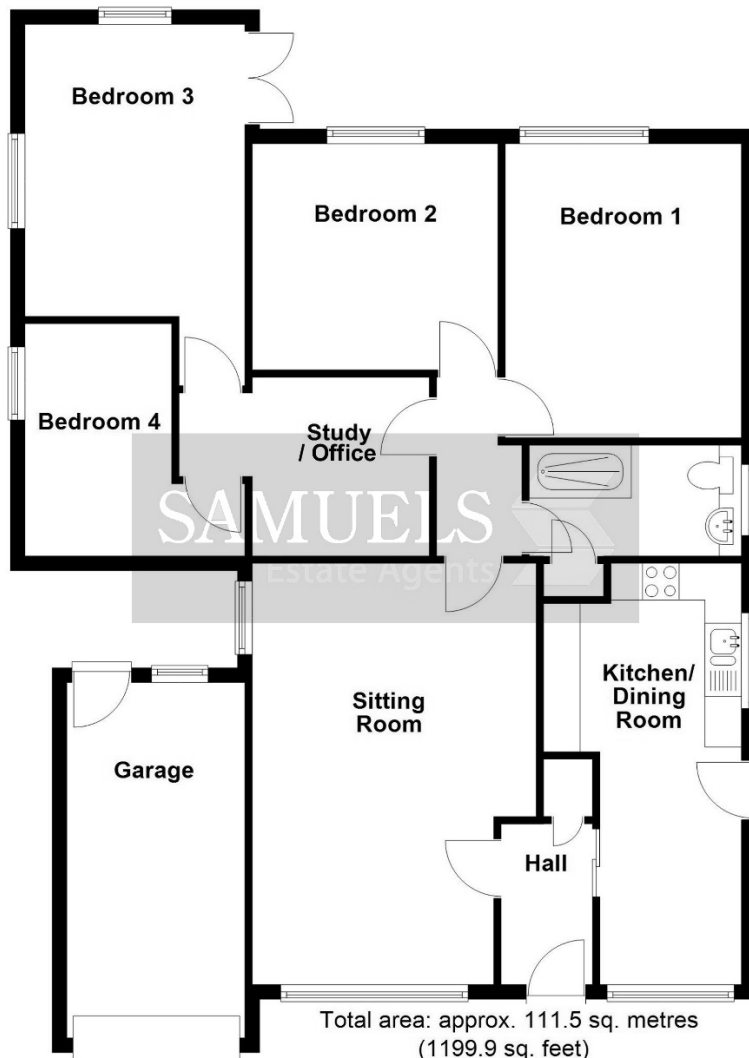
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1024/8768/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		