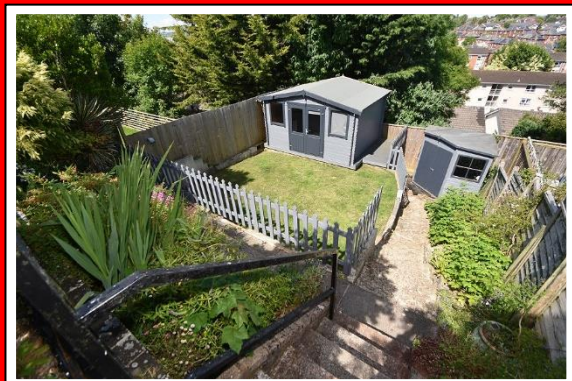




**28 WHITCHURCH AVENUE
BROADFIELDS
EXETER
EX2 5NT**



£300,000 FREEHOLD



A deceptively spacious split level semi detached family home located within this popular residential area providing good access to local amenities, major link roads and popular schools. Presented in good decorative order throughout. Two double bedrooms. Study/office. Modern bathroom. Reception hall. Light and spacious lounge/dining room. Modern kitchen/breakfast room. Conservatory/sun lounge. Lobby. Cloakroom. Garage/store. Private driveway. Good size rear garden with garden/studio room. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area and beyond. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Smoke alarm. Stairs leading to lower ground floor. Large square opening to:

LOUNGE/DINING ROOM

22'0" (6.71m) maximum x 11'8" (3.56m) maximum reducing to 9'4" (2.84m) dining room end. A lovely light and spacious room. Radiator. Telephone point. Television aerial point. Two uPVC double glazed windows to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Door to:

KITCHEN/BREAKFAST ROOM

18'0" (5.49m) x 7'10" (2.39m). A modern fitted kitchen with an extensive range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces, incorporating breakfast bar, with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Five ring induction hob with matching splashback and filter/extractor hood over. Fitted double oven/grill. Fitted microwave/grill. Integrated washing machine. Integrated dishwasher. Integrated upright fridge freezer. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Large opening to lounge/dining room. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

From reception hall, door to:

LOBBY

7'4" (2.54m) x 4'6" (1.37m) excluding recess. A useful storage area with power and light. Fitted shelving into recess. Access, via retractable wooden ladder, to roof space. Door to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin set in vanity unit with drawer space beneath, modern style mixer tap and tiled splashback.

From lobby, door to:

GARAGE/STORE

8'4" (2.54m) x 7'10" (2.39m). Power and light. Gas meter. Electric meter and consumer unit. Up and over door to front aspect.

From reception hall, stairs lead a half level. Door, with restricted head height, leads to:

STUDY/OFFICE

7'10" (2.39m) x 6'4" (1.93m) maximum. Range of fitted storage cupboards and drawers. Radiator. Obscure uPVC double glazed window to side aspect.

Stairs lead down to:

LOWER GROUND FLOOR

HALLWAY

Radiator. Deep walk in storage cupboard with electric light, fitted shelving and hanging rail. Smoke alarm. Door to:

BEDROOM 1

20'10" (6.35m) excluding wardrobe space x 9'2" (2.79m) maximum reducing to 7'6" (2.29m). A fabulous spacious room incorporating a dressing area. Radiator. Two steps lead to dressing area with full range of built in deep wardrobes. Aluminium glazed door provides access to conservatory/sun lounge.

From lower ground floor hallway, door to:

BEDROOM 2

12'6" (3.81m) x 9'5" (2.87m). Radiator. uPVC double glazed sliding door, with matching side panels, leads to:

CONSERVATORY/SUN LOUNGE

19'8" (5.99m) x 7'4" (2.54m). A light and spacious room. Power and light. Radiator. Full height uPVC double glazed windows and double opening doors providing access and outlook to rear garden also enjoying fine outlook over neighbouring area, parts of Exeter and beyond.

From lower ground floor hallway, door to:

BATHROOM

7'10" (2.39m) x 6'4" (1.93m). A modern matching white suite comprising panelled bath with tiled splashback. Wash hand basin set in vanity unit with cupboard space beneath and modern style mixer tap. Low level WC with concealed cistern. Tiled shower enclosure with fitted electric shower unit. Tiled wall surround. Radiator. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

To the front of the property is a raised area of garden mostly laid to decorative chipped slate for ease of maintenance with maturing tree. Driveway provides parking for one vehicle. Access to front door.

To the left side elevation is a pathway, steps and side gate in turn providing access to the rear garden, which is a partial feature of the property, consisting of a good size paved patio. Various maturing shrubs, plants and trees. Dividing pathway and steps lead down to the lower end of the garden which consists of a well stocked flower/shrub bed again stocked with a variety of maturing shrubs, plant and trees. Steps and pathway lead down to the lower end of the garden with neat shaped area of level lawn. Timber shed.

GARDEN/STUDIO ROOM

12'2" (3.71m) x 9'4" (2.84m). A fabulous room to provide a number of uses currently arrange as an entertainment room with power and light. Part glazed double opening doors and two side windows.

The rear garden is enclosed to all sides.

TENURE

Freehold

COUNCIL TAX

Band C

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street proceed down passing the parade of shops and petrol filling station. At the next set of traffic lights continue ahead down into East Wonford Hill, at the next set of traffic lights turn right into Rifford Road then 2nd left into Woodwater Lane. Proceed along passing the convenience store and take the next right into Carlton Road then 1st right into Whitchurch Avenue.

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.

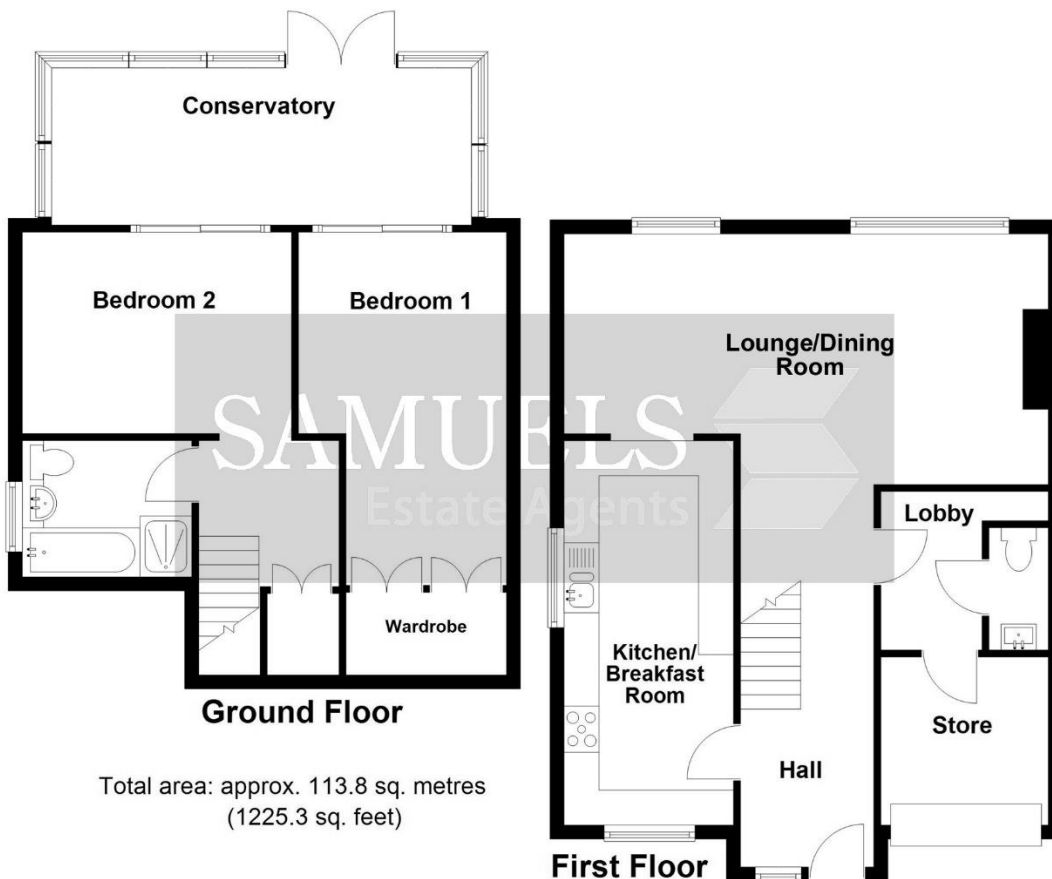
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0624/8671/AV



Total area: approx. 113.8 sq. metres
(1225.3 sq. feet)

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	63 D	
39-54	E		
21-38	F		
1-20	G		