



**12 HELLINGS GARDENS  
BROADCLYST  
NEAR EXETER  
EX5 3DX**

PROOF COPY



**£425,000 FREEHOLD**



**A well proportioned detached family home located within this highly sought after village location on the outskirts of Exeter convenient to local amenities and popular schools. Four good size bedrooms. Modern first floor shower room. Reception hall. Cloakroom. Light and spacious sitting room. Separate dining room. Kitchen. Conservatory incorporating utility. Gas central heating. uPVC double glazing. Private driveway. Garage. Enclosed rear garden with timber built workshop. A great family home. No chain. Viewing highly recommended.**

**AGENTS NOTE**

We are obliged to make you aware the property in question has had foam insulation installed to the roof space. Our client's are currently in the process of obtaining a quote for the removal of the insulation. It is our understanding that it may well be difficult to obtain a mortgage whilst the foam insulation is in place.

**ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Part obscure uPVC double glazed front door leads to:

**RECEPTION HALL**

Radiator. Electric consumer unit. Stairs rising to first floor. Deep understair storage cupboard. Thermostat control panel. Door to:

**LOUNGE/DINING ROOM**

19'6" (5.94m) x 11'10" (3.61m). A light and spacious room. Two radiators. Brick/stone effect fireplace with inset Gasco living flame effect gas fire and mantel over. Television aerial point. Telephone point. Two uPVC double glazed windows to front aspect.

From reception hall, door to:

**DINING ROOM**

12'10" (3.91m) x 8'10" (2.69m). Radiator. Serving hatch to kitchen. uPVC double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

**CLOAKROOM**

Comprising low level WC. Wash hand basin with tiled splashback and cupboard space beneath. Tile effect laminate floor. Radiator. Water stop cock. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

**KITCHEN**

10'6" (3.20m) excluding door recess x 10'2" (3.10m). 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 mixer tap. Fitted electric cooker with four ring electric hob and filter/extractor hood over. Plumbing and space for washing machine. Space for fridge. Space for separate freezer. Radiator. Wall mounted boiler serving central heating and hot water supply. Tiled floor. uPVC double glazed door and window providing access to:

**CONSERVATORY**

12'0" (3.66m) maximum x 8'10" (2.69m). A quality fitted uPVC double glazed conservatory with pitched roof. Tiled floor. Power and light. Utility space with plumbing and space for washing machine and fitted marble effect roll edge worktop with base cupboards under. uPVC double glazed windows and double opening doors providing access and outlook to rear garden. Glass panelled door leads to garage.

**FIRST FLOOR LANDING**

Airing cupboard, with fitted shelving, housing lagged hot water cylinder. uPVC double glazed window to side aspect. Access, via pull down aluminium ladder, to roof space. Door to:

**BEDROOM 1**

12'5" (3.78m) x 12'2" (3.71m) maximum into wardrobe space. Radiator. Range of built in wardrobes to majority of one wall. Telephone point. Obscure uPVC double glazed window to side aspect. Obscure uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond. Within this room is a tiled shower enclosure with fitted electric shower unit.

From first floor landing, door to:

**BEDROOM 2**

12'2" (3.71m) x 9'8" (2.95m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

**BEDROOM 3**

12'2" (3.71m) x 9'6" (2.90m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

**BEDROOM 4**

13'2" (4.01m) x 7'0" (2.13m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and beyond.

From first floor landing, door to:

**SHOWER ROOM**

A refitted matching white suite comprising good size shower enclosure with fitted electric shower unit. Low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Range of storage cupboard. Part tiled walls. Laminate tile effect flooring. Radiator. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

**OUTSIDE**

To the front of the property is a good size shaped area of lawn. A private driveway providing parking for approximately two vehicles. Access to front door. Access to:

**SINGLE GARAGE**

Up and over door providing vehicle access. Power and light. Pitched roof providing additional storage space. Side courtesy door to conservatory.

From the front garden a pathway with side gate leads to a side pathway in turn providing access to the rear garden which consists of a paved patio leading to a neat shaped area of lawn. Flower/shrub bed well stocked with a variety of maturing shrubs, plants and trees. Two further patio areas. Additional garden shed.

**WORKSHOP**

10'0" (3.05m) x 8'0" (2.44m). With power and light.

The rear garden is enclosed to all sides.

**TENURE**

Freehold

**COUNCIL TAX**

Band E

**DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left by Sainsbury's and continue down to the next traffic light junction turning left signposted 'Pinhoe'. Proceed through Pinhoe and Westclyst and continue straight ahead onto the Cullompton Road. Continue into the village of Broadclyst (Red Lion pub left hand side) and take the right hand turning into Town Hill then 1<sup>st</sup> right into Hellings Gardens continue to the bottom end of the cul-de-sac and the property in question will be found 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.

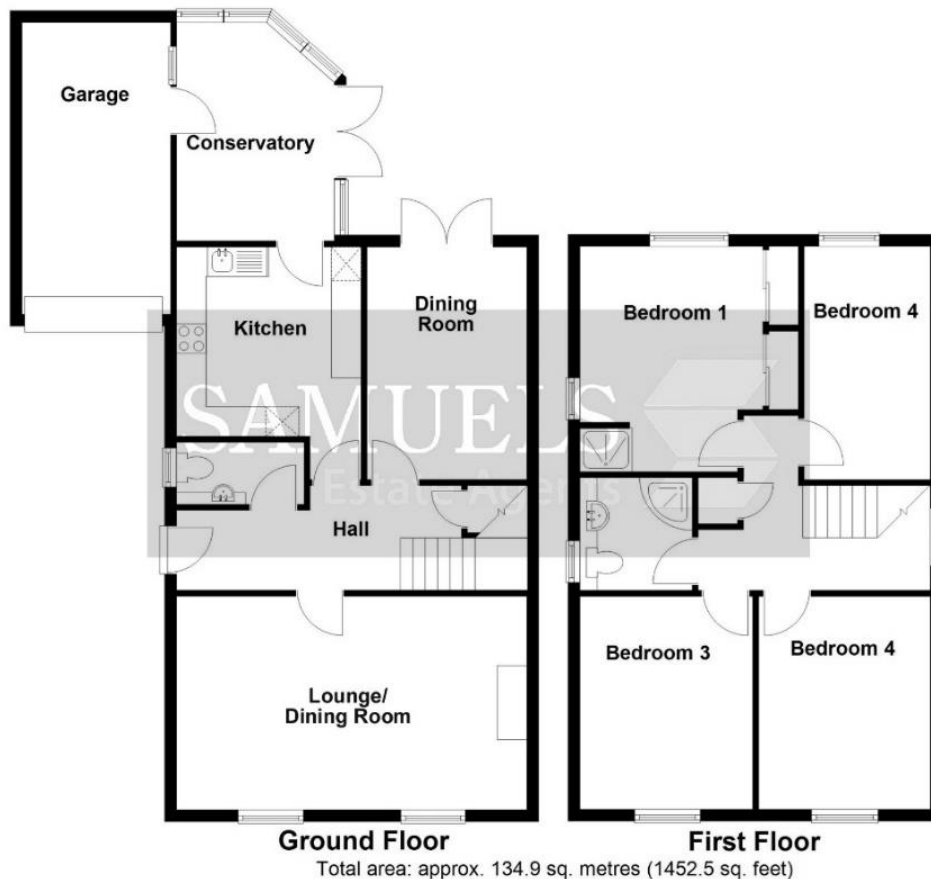
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0624/8673/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		