



**8 SULLIVAN ROAD
BROADFIELDS
EXETER
EX2 5RD**



£300,000 FREEHOLD



A much improved and modernised semi detached bungalow presented in superb decorative order throughout. Two double bedrooms. Reception hall. Modern kitchen. Light and spacious lounge/dining room. Refitted modern bathroom. Gas central heating. uPVC double glazing. Attractive brick paved private driveway. Car port. Good size enclosed rear garden. Fine outlook and views over neighbouring area, parts of Exeter and beyond. Highly popular residential location providing good access to local amenities, major link roads and bus service into Exeter city centre. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance. Attractive lead effect obscure uPVC double glazed door, with matching full height side panels, leads to:

RECEPTION HALL

Wood effect tiled flooring. Telephone point. Cloak hanging space. Door to:

KITCHEN

10'6" (3.20m) x 7'0" (2.13m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric cooker with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Wood effect tiled flooring. Feature vertical radiator. uPVC double glazed window to side aspect. uPVC double glazed door provides access to side elevation.

From reception hall, door to:

LOUNGE/DINING ROOM

15'10" (4.83m) x 12'2" (3.71m). A light and spacious room. Radiator. Fireplace recess with mantel over. Telephone point. Television aerial point. Large uPVC double glazed window to front aspect with outlook over front garden. Doorway leads to:

INNER HALLWAY

Access to roof space. Smoke alarm. Storage cupboard. Additional storage cupboard housing gas meter, electric meter and consumer unit. Door to:

BEDROOM 1

15'2" (4.62m) maximum into wardrobe space x 9'2" (2.79m). Radiator. Large deep built in wardrobe. Additional deep single wardrobe. uPVC double glazed window to rear aspect with fine outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From inner hallway, door to:

BEDROOM 2

10'2" (3.10m) x 8'10" (2.69m). Radiator. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From inner hallway, door to:

BATHROOM

A refitted modern matching white suite comprising panelled bath with fitted electric shower unit and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Wood effect tiled flooring. Heated ladder towel rail. Fitted mirror. Extractor fan. Obscure uPVC double glazed window to side aspect.

OUTSIDE

Directly to the front of the property is neat shaped area of lawn with maturing shrub bed. An attractive brick paved private driveway provides comfortable parking for one vehicle. Access to front door with courtesy light. Timber double opening doors lead to:

CAR PORT

25'8" (7.82m) x 7'8" (2.30m). A good size car port with power and light. Water tap. uPVC double glazed double opening doors, with matching full height side windows, provide access to the rear garden.

The rear garden is a particular feature of the property which consists of a paved patio and neat shaped area of lawn. Outside light. Two sections of garden laid to decorative stone chippings for ease of maintenance. Side shrub bed. Dividing paved pathway and steps lead down to the lower end of the garden which consists of a shaped area of lawn with various mature shrubs, plants and trees. Enclosed to all sides.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three & Vodafone voice and data limited, O2 voice likely and data limited

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down 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 continue down to the next set of traffic lights turning right into Rifford Road then 1st left up into Quarry Lane. Continue to the brow of the hill turning left into Broadfields Road then 1st right into Sullivan Road and proceed around where 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 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.

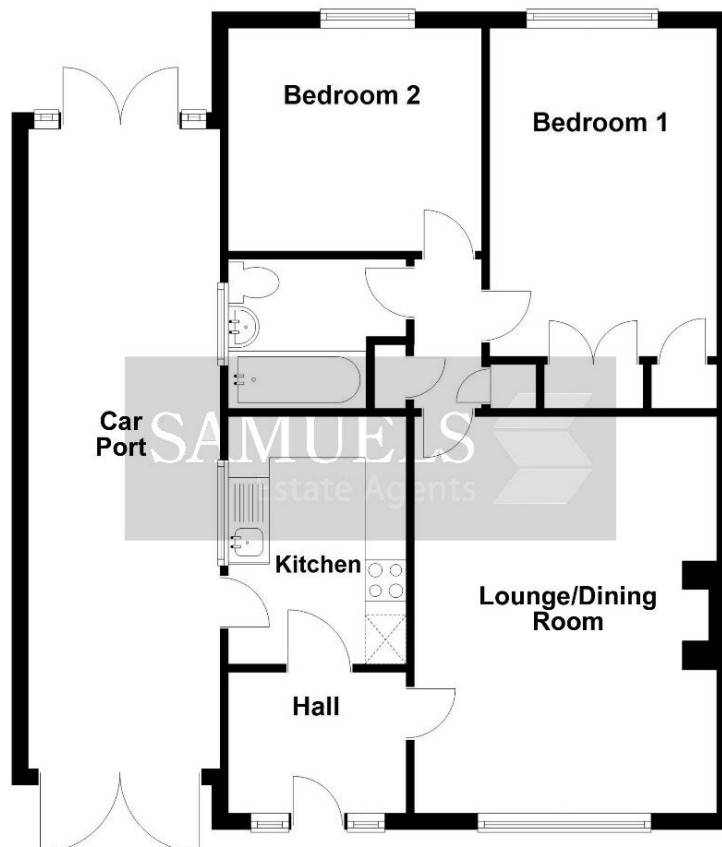
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0325/8888/AV



Total area: approx. 75.3 sq. metres (810.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		