



**70 BROADWAY  
ST THOMAS  
EXETER  
EX2 9LY**

PROOF COPY



**OFFERS IN EXCESS OF £430,000 FREEHOLD**



**A much improved and extended four bedroom semi detached family home occupying a highly convenient level position within close proximity to local amenities and popular schools. Well proportioned living accommodation arranged over three floors. Four bedrooms. Ensuite shower room to master bedroom. Large family bathroom. Sitting room. Separate lounge. Modern kitchen/dining room. Utility room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private block paved double width driveway. Garage. Delightful enclosed rear garden. A great family home. Viewing highly recommended.**

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

Canopy entrance. Attractive composite front door, with inset obscure double glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Telephone point. Stairs rising to first floor. Two understair storage cupboards one of which has a double power point, electric consumer unit, gas and electric meters. Smoke alarm. Thermostat control panel. Door to:

### **SITTING ROOM**

13'10" (4.22m) into bay x 12'2" (3.71m) into recess. A spacious room. Fireplace recess with raised hearth, wood surround and mantel over. Radiator. Television aerial point. Telephone point. uPVC double glazed bay window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC. Wall hung wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Wall mounted boiler serving central heating and hot water supply.

From reception hall, door to:

### **LOUNGE**

11'6" (3.51m) x 10'8" (3.25m) into recess. Fireplace recess with wood burning stove and raised hearth. Telephone point. Radiator. Large square opening to:

### **KITCHEN/DINING ROOM**

16'6" (5.03m) x 8'8" (2.64m). A light and spacious room fitted with a range of matching wood fronted base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Space for range cooker with fitted filter/extractor hood over. Integrated dishwasher. Radiator. Laminate wood effect flooring. Ample space for table and chairs. Part pitched ceiling with LED spotlights. Double glazed Velux style window to part pitched ceiling. 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. Door leads to:

### **UTILITY ROOM**

6'10" (2.08m) x 4'8" (1.42m). Fitted granite effect work surface. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Upright storage cupboard. Two upright storage cupboards. Laminate wood effect flooring. Fitted shelving. obscure uPVC double glazed window to side aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Stairs rising to second floor. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 2**

13'8" (4.17m) x 10'8" (3.25m) into wardrobe space. Two built in double wardrobes with mirror fronted doors. Radiator. uPVC double glazed bay window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

11'8" (3.56m) x 10'8" (3.25m) into wardrobe space. Two built in wardrobes either side of chimney breast. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

### **BEDROOM 4**

8'0" (2.44m) x 6'10" (2.08m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

16'0" (4.88m) x 6'6" (1.98m) maximum. An impressive extended room fitted with a matching white suite comprising panelled bath with concealed mood lighting and central mixer tap including separate shower attachment. Wash hand basin, with modern style mixer tap, set in large vanity unit with range of storage cupboards beneath and tiled splashback. Low level WC with concealed cistern. Large double width shower enclosure with fitted mains overhead shower unit, separate shower attachment and toughened glass shower screen. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Linen/storage cupboard with fitted shelving. Obscure uPVC double glazed window to rear aspect.

### **SECOND FLOOR LANDING**

Smoke alarm. Inset LED spotlight to ceiling. uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

16'6" (5.03m) maximum x 12'6" (3.81m) maximum (part sloped ceiling). A skilfully converted large attic room with access point to eaves/storage space. LED lighting. Radiator. Smoke alarm. Double glazed Velux window to front aspect with outlook over neighbouring area and beyond. uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond. Door to:

### **ENSUITE SHOWER ROOM**

A modern matching white suite comprising quadrant shower enclosure with fitted mains overhead shower and separate shower attachment. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and modern style mixer tap. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

Directly to the front of the property is an attractive brick paved private double width driveway providing parking for two vehicles. Access to front door with courtesy light. To the right side elevation is a shared driveway which in turn provides access to:

**GARAGE**

15'6" (4.72m) x 9'0" (2.74m). With pitched roof providing additional storage space. Power and light. Obscure uPVC double glazed window to rear aspect. uPVC double glazed side courtesy door provides access to rear garden.

The rear garden is a particular feature of the property consisting of a raised timber decked terrace with water tap, outside light and storage space beneath. Timber steps lead down to a neat area of lawn garden. An attractive side pathway leads down to the lower end of the garden which consists of a good size attractive paved patio with inset fish pond. Timber framed summer house with adjoining storage shed with double power points. Beside the summer house and shed there is a range of water butts with their own independent water tap. External double power point. Enclosed to all sides whilst a side double opening gate provides access to the shared driveway.

**TENURE  
FREEHOLD****DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 2<sup>nd</sup> exit left into Cowick Street and continue to the end of this road, at the traffic light junction turn left into Cowick Lane. Proceed along to the brow of the hill and turn right into Broadway. The property in question will be found approximately three quarters of the way down 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.

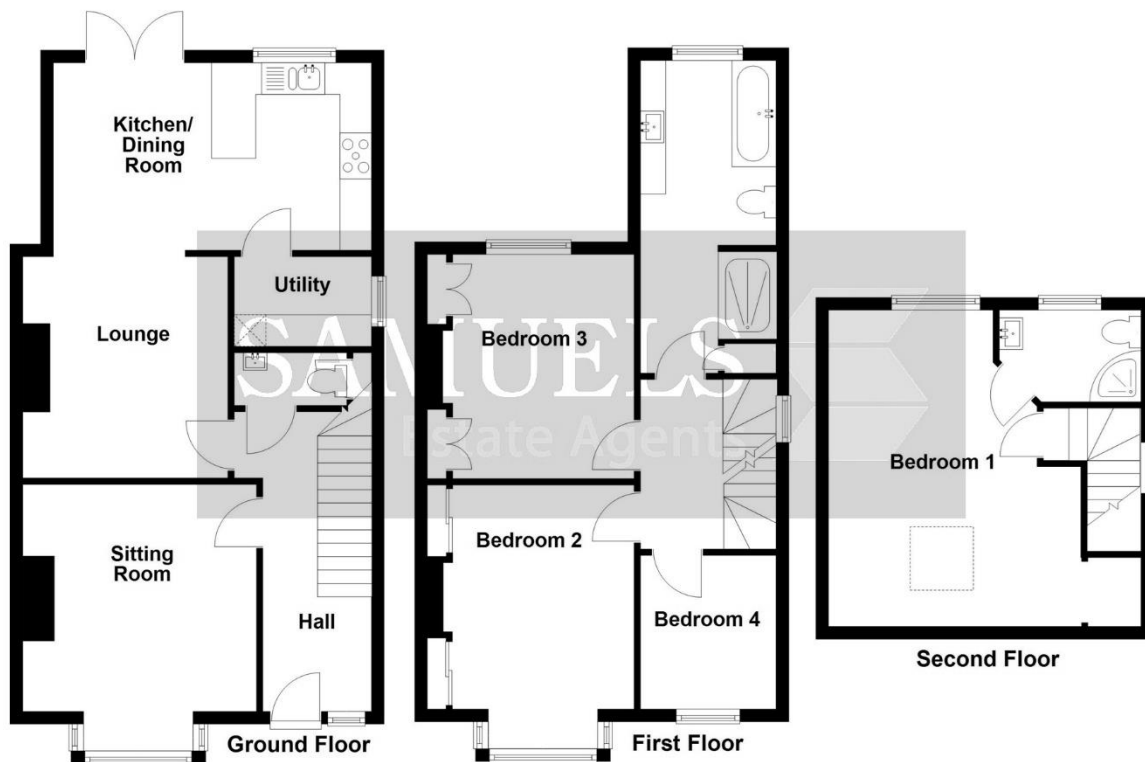
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1023/8511/AV



Total area: approx. 128.4 sq. metres (1381.7 sq. feet)

Floor plan for illustration purposes only – not to scale





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