



**12 BROADWAY  
ST THOMAS  
EXETER  
EX2 9LU**



**£535,000 FREEHOLD**



A much improved and extended semi detached family home offering well proportioned versatile living accommodation arranged over three floors with stunning views over neighbouring area, parts of Exeter including Cathedral and beyond. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Bedroom three incorporating studio room. Entrance vestibule. Reception hall. Good size sitting room. Dining room. Modern kitchen/breakfast room. Enclosed lawned garden. Brick paved private driveway providing ample parking. Popular residential location providing good access to local amenities and schools. No chain. Viewing highly recommended.

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

uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

uPVC double glazed window to front aspect. Frosted glass panelled internal door leads to:

### **RECEPTION HALL**

Smoke alarm. Stairs rising to first floor. Understair storage cupboard with electric light. Door to:

### **DINING ROOM**

15'0" (4.57m) x 10'10" (3.30m). Contemporary wall mounted living flame effect electric fire. Two wall light points. Radiator. uPVC double glazed window to front aspect. Open plan to:

### **KITCHEN/BREAKFAST ROOM**

16'10" (5.13m) x 9'4" (2.84m). A light and spacious modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood work surfaces. 1½ bowl sink unit with single drainer and modern style mixer tap. Central island with wood work surface. Fitted oven and induction hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Radiator. Tiled floor. Wall mounted concealed boiler serving central heating and hot water supply. Two uPVC double glazed windows to rear aspect with outlook over neighbouring area, including Cathedral and beyond. uPVC double glazed double opening doors providing access to side/rear garden.

From dining room, large opening to:

### **SITTING ROOM**

15'4" (4.67m) x 14'6" (4.42m). Again a light and spacious room. Laminate wood effect flooring. Two radiators. Television aerial point. Telephone point. Two uPVC double glazed windows to front aspect. uPVC double glazed window to rear aspect again with outlook over neighbouring area, parts of Exeter and beyond. uPVC double glazed sliding patio doors providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Radiator. Two uPVC double glazed windows to front aspect. Door to:

### **BEDROOM 1**

15'2" (4.62m) x 10'4" (3.15m). Laminate wood effect flooring. Radiator. Two uPVC double glazed windows to front aspect. uPVC double glazed window to side aspect. Additional uPVC double glazed window to rear aspect offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond. Door to:

### **ENSUITE SHOWER ROOM**

Comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wall hung wash hand basin with modern style mixer tap. Part tiled walls. Tiled floor. Heated ladder towel rail. Extractor fan.

From first floor landing, door to:

### **BEDROOM 2**

10'10" (3.30m) x 9'0" (2.74m). Laminate wood effect flooring. Radiator. uPVC double glazed window to rear aspect with fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising deep tiled panelled bath with modern style mixer tap and fitted electric shower unit over. Low level WC. Wall hung wash hand basin with modern style mixer tap. Part tiled walls. Radiator. Tiled floor. Extractor fan. uPVC double glazed window to rear aspect.

From first floor landing, door to:

### **INNER LANDING**

Stairs leading to:

### **BEDROOM 3/STUDIO**

31'5" (9.6m) maximum x 14'10" (4.52m) maximum (sloped ceiling - part restricted head height). A well proportioned room providing a bedroom and additional living space. Two radiators. Smoke alarm. Double glazed Velux window to side aspect with fine outlook over neighbouring area and beyond. Two additional double glazed Velux style windows to rear aspect again offering fine outlook over neighbouring area, parts of Exeter including Cathedral and beyond.

### **OUTSIDE**

The property is approached via a pillared entrance with leads to an extensive brick paved private driveway providing ample parking. Access to front door. A side gate provides access to the rear/side garden which consists of a good size timber framed pergola and timber decking leading to a neat shaped area of level lawn with two good size storage sheds one of which could be converted into an office/studio space if required. Further raised timber decked terrace and patio. Directly to the rear elevation is a further additional timber decked terrace.

### **TENURE**

FREEHOLD

## MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band B (Exeter)

## 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 where the property in question will be 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 checks 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.

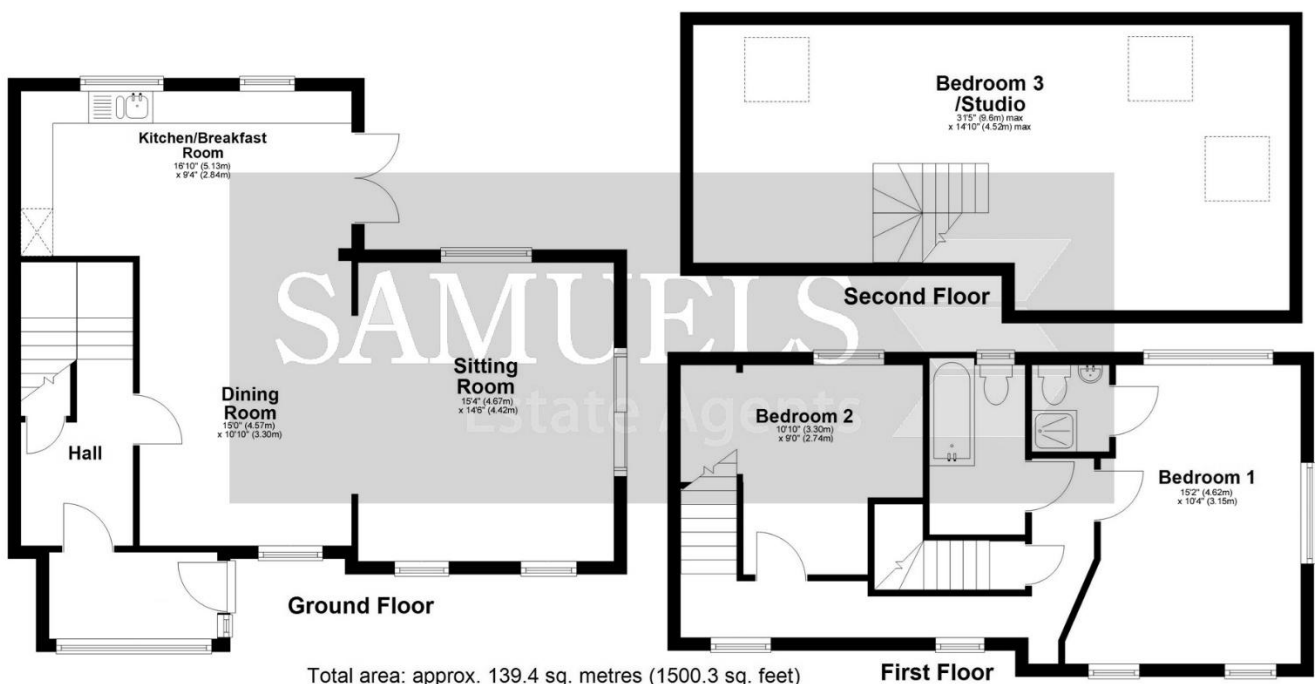
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0226/AV



Floor plan for illustration purpose only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		