



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



**OFFERS IN EXCESS OF £280,000 FREEHOLD**



**A deceptively spacious three bedroom split level semi detached family home situated within this popular residential location convenient to local amenities, popular schools and good access to major link roads. Presented in good decorative order throughout. Three bedrooms. Refitted modern bathroom. Reception hall. Light and spacious open plan lounge/dining room. Refitted modern kitchen. Useful storage/hobbies room. Gas central heating. uPVC double glazing. Private driveway. Garage. Good size rear garden laid to patio and lawn. Fabulous outlook and views over neighbouring area, parts of Exeter and beyond. Viewing highly recommended.**

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

Composite front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Inset LED spotlights to ceiling. Smoke alarm. Cloak hanging space. Stairs leading down to lower ground floor. Door to garage. Oak wood sliding door leads to:

### **LOUNGE/DINING ROOM**

22'0" (6.71m) x 11'4" (3.45m) maximum reducing to 9'2" (2.79m). A light and spacious room. Radiator. Inset wood burning stove with raised tiled hearth and mantel over. Television aerial point. Telephone point. Two uPVC double glazed windows to rear aspect offering fine outlook over rear garden, neighbouring area, parts of Exeter and beyond.

From reception hall, door to:

### **KITCHEN**

9'0" (2.74m) x 8'0" (2.44m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Wood effect roll edge work surfaces. Ceramic single drainer sink unit with traditional style mixer tap. Space for electric/gas cooker with filter/extractor hood over. Concealed wall mounted boiler serving central heating and hot water supply. Plumbing and space for washing machine. Space for fridge and separate freezer. Plumbing and space for dishwasher. Tiled floor. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 3**

8'8" (2.64m) x 7'8" (2.30m). Radiator. uPVC double glazed window to front aspect.

From reception hall, stairs lead down to lower ground floor level whilst half way down the stairs is a door with restricted head height leading to:

### **STORAGE/HOBBIES ROOM**

7'10" (2.39m) maximum x 7'6" (2.29m) maximum. A room to provide a number of uses with power and light.

## **LOWER GROUND FLOOR**

### **HALLWAY**

Radiator. Laminate wood effect flooring. Inset LED spotlights to ceiling. Door to:

### **BEDROOM 1**

16'0" (4.88m) x 9'2" (2.79m) maximum reducing to 7'6" (2.29m). A light and spacious room. Laminate wood effect flooring. Radiator. Television aerial point. uPVC double glazed sliding patio door provides access and outlook to rear garden.

From lower ground floor hallway, door to:

### **BEDROOM 2**

12'4" (3.76m) x 9'2" (2.79m). Radiator. Two wall light points. uPVC double glazed window to rear aspect with outlook over rear garden.

From lower ground floor hallway, door to:

### **BATHROOM**

7'10" (2.39m) x 6'6" (1.98m). A refitted modern matching white suite comprising quadrant shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Panelled bath with central mixer tap and tiled splashback. Radiator. Heated ladder towel rail. Wall light point. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to side aspect.

## **OUTSIDE**

To the front of the property is an area of lawned garden with access to front door. A private driveway provides parking in turn providing access to:

## **GARAGE**

15'10" (4.83m) x 7'8" (2.30m). With power and light. Electric meter, gas meter and electric consumer unit. Up and over door providing vehicle access.

To the right side elevation are steps and pathway with water tap leading to the rear garden, which is a particular feature of the property, consisting of an extensive raised paved patio with outside lighting and double power point. A side pathway and steps lead down to a tiered area of garden laid to lawn and patio with two timber sheds.

## **TENURE**

### **FREEHOLD**

## **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

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

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

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 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 2<sup>nd</sup> left into Woodwater Lane. Proceed along passing the convenience store and take the next right into Carlton Road then 1<sup>st</sup> 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 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.

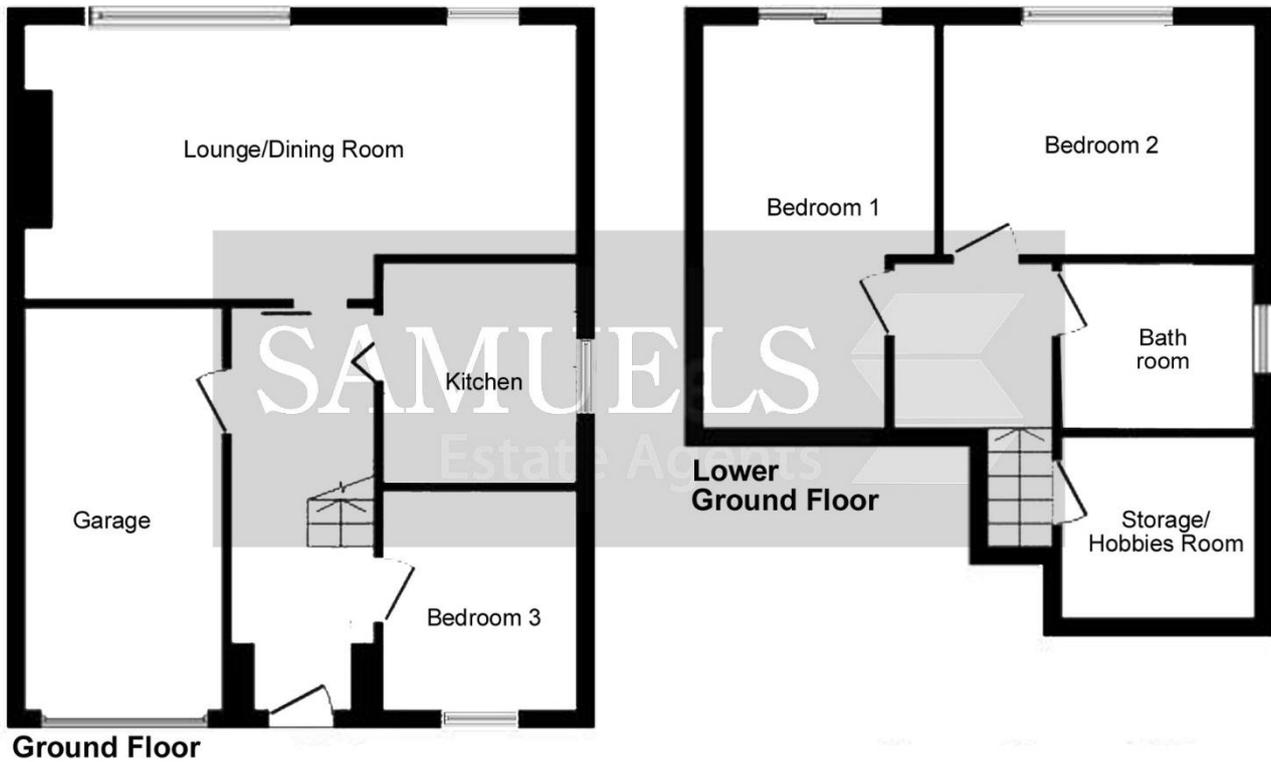
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0225/8858/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		