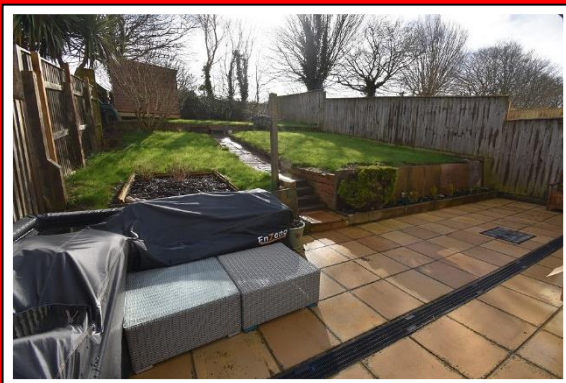




**47 SULLIVAN ROAD
BROADFIELDS
EXETER
EX2 5RB**



£360,000 FREEHOLD



A well presented semi detached family home with good size rear garden, private driveway and garage. Three bedrooms. Bathroom. Reception hall. Sitting room. Separate dining room. Modern kitchen. Gas central heating. uPVC double glazing. Fine outlook and views over neighbouring area and beyond. Highly sought after residential location convenient to local amenities, popular schools and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance with courtesy light. Part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Oak wood flooring. Feature vertical radiator. Inset LED spotlights to ceiling. Stairs rising to first floor. Understair storage cupboard. Smoke alarm. Door to:

SITTING ROOM

12'10" (3.91m) x 10'4" (3.15m). Radiator. Oak wood flooring. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and beyond. Double opening doors lead to dining room.

From reception hall, glass panelled door leads to:

KITCHEN

9'10" (3.0m) x 7'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashback. Fitted oven. Four ring electric hob with filter/extractor hood over. 1½ bowl sink unit with singled drainer and modern style mixer tap. Space for upright fridge freezer. Plumbing and space for washing machine. Inset LED spotlights to ceiling. Tiled flooring. uPVC double glazed window to side aspect. uPVC double glazed door provides access and outlook to rear garden. Doorway opens to:

DINING ROOM

10'10" (3.30m) x 8'10" (2.69m). Tiled flooring. Feature vertical radiator. Double opening doors lead to sitting room. uPVC double glazed window and door providing access and outlook to rear garden.

FIRST FLOOR LANDING

Access to roof space. uPVC double glazed window to side aspect with outlook over neighbouring area, parts of Exeter and beyond. Door leads to:

BEDROOM 1

12'10" (3.91m) x 10'0" (3.05m). Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 10'0" (3.05m). Radiator. Built in wardrobe/cupboard with hanging rail and fitted shelving. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 3

9'10" (3.0m) maximum x 6'6" (1.98m) maximum. Radiator. Deep built in cupboard/wardrobe with hanging rail. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, parts of Exeter and beyond.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with mixer tap including shower attachment, overhead shower head and glass shower screen. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is an area of lawned garden with shrub bed. Dividing steps and pathway lead to the front door. A private driveway provides parking for vehicle in turn providing access to **single garage**.

Between the garage and property is a timber gate and side pathway leading to the rear garden which consists of a good size paved patio with outside hot and cold water taps. Retaining wall with dividing steps and pathway lead to a good size area of lawn split into three sections. Enclosed to all sides.

TENURE

Freehold

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down to the traffic lights and proceed straight ahead down into East Wonford Hill. At the next set of traffic lights bear left and continue onto Honiton Road, proceed along and at the next set of traffic lights bear right then take the 1st right into Broadfields Road. Proceed along taking the 3rd left into Sullivan Road.

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/0224/8582/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		