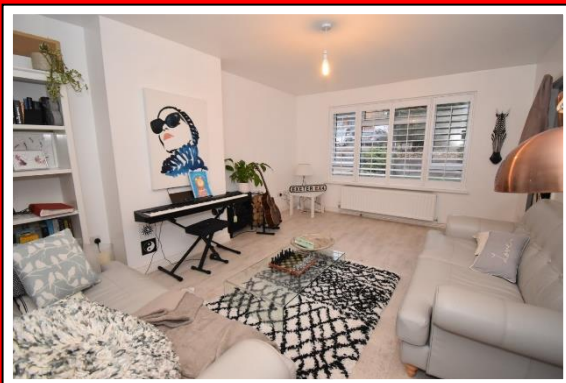




**20 SULLIVAN ROAD  
BROADFIELDS  
EXETER  
EX2 5RD**



**OFFERS IN EXCESS OF £300,000 FREEHOLD**



**A well presented semi detached bungalow situated within this popular residential location providing good access to local amenities and major link roads. Entrance hall. Sitting room. Two bedrooms. Modern bathroom. Modern kitchen open plan to uPVC double glazed conservatory. Gas central heating. uPVC double glazing. Private driveway. Enclosed rear garden. Fine outlook and views over neighbouring area, parts of Exeter and beyond. No chain. Viewing recommended.**

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

Part covered entrance. Composite front door, with inset frosted double glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Telephone point. Obscure uPVC double glazed window to front aspect. Door to:

### **BEDROOM 2**

10'10" (3.30m) x 7'2" (2.18m). Radiator. uPVC double glazed window, with window shutters, to side aspect.

From reception hall, glass panelled door to:

### **SITTING ROOM**

16'0" (4.88m) x 12'2" (3.71m). Radiator. Telephone point. Television aerial point. uPVC double glazed window, with window shutters, to front aspect. Door leads to:

### **INNER HALLWAY**

Access to roof space. Storage cupboard with fitted shelving. Additional storage cupboard housing electric meter, consumer unit and fitted shelving. Door to:

### **BEDROOM 1**

14'4" (4.37m) into wardrobe space x 9'2" (2.79m). Deep built in wardrobes providing hanging and shelving space. Radiator. uPVC double glazed window, with window shutters, to rear aspect with outlook over rear garden.

From inner hallway, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap. Low level WC. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window, with window shutters, to side aspect.

From inner hallway, glass panelled door leads to:

### **KITCHEN**

10'2" (3.10m) x 8'10" (2.69m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Work surfaces with matching splashback. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. Square opening to:

### **CONSERVATORY/DINING ROOM**

11'0" (3.35m) maximum x 8'10" (2.69m) maximum. Dwarf wall. Radiator. Power and light. Pitched polycarbonate roof. uPVC double glazed windows and double opening doors providing access and outlook over rear garden, neighbouring area, parts of Exeter and beyond.

### **OUTSIDE**

To the front of the property is a tiered area of garden with dividing steps leading to the front door. A private driveway provides parking whilst a side gate leads to a wide side pathway, with outside light and water tap, providing access to the rear garden. The rear garden consists of a good size raised paved patio with steps leading down to a lawned area of garden whilst to the lower end of the garden is a timber shed. The rear garden is stocked with a variety of maturing shrubs and plants and is enclosed to all sides.

### **TENURE**

Freehold

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C

### **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 1<sup>st</sup> left up into Quarry Lane. Continue to the brow of the hill turning left into Broadfields Road then 1<sup>st</sup> 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 checks on 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 surveyors 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.

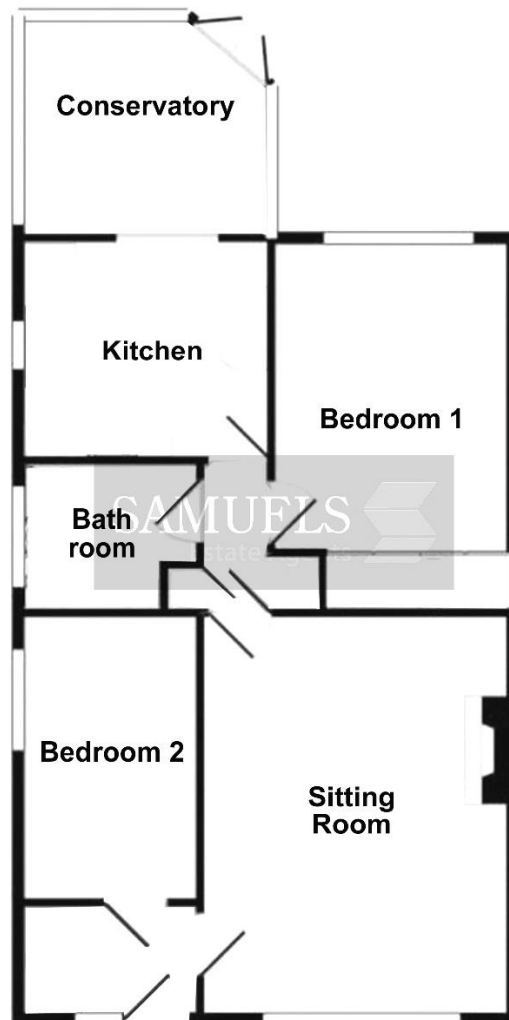
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/1124/8802/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		