



**7 PURCELL CLOSE
BROADFIELDS
EXETER
EX2 5QS**



OFFERS IN EXCESS OF £350,000 FREEHOLD



A well appointed modern semi detached family house. Occupying a quiet cul-de-sac position providing good access to local amenities, popular schools and major link roads including M5. Presented in superb decorative order throughout. Three bedrooms. Spacious first floor modern bathroom. Reception hall. Sitting room. Dining room. Modern kitchen. Conservatory. Gas central heating. uPVC double glazing. Private driveway. Extended detached garage. Enclosed lawned rear garden enjoying westerly aspect. Popular residential location. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

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

RECEPTION HALL

A spacious reception hall with radiator. Stairs rising to first floor. Telephone point. Coved ceiling. Smoke alarm. Alarm junction panel. Thermostat control panel. Cloaks cupboard with shelf and double plug socket. Door to:

SITTING ROOM

12'10" (3.91m) x 11'8" (3.56m). Marble effect fireplace with hearth, inset living flame effect electric fire and mantle over. Radiator. Television aerial point. Telephone point. Coved ceiling. Two wall light points. Large uPVC double glazed window to front aspect with outlook over front garden. Feature archway opening to:

DINING ROOM

11'0" (3.35m) x 9'8" (2.95m). Radiator. Coved ceiling. uPVC double glazed sliding patio door providing access to conservatory. Door to:

KITCHEN

10'8" (3.25m) maximum x 8'2" (2.49m). A well appointed modern kitchen comprising a range of matching base, drawer and eye level units with concealed lighting. Granite effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap with extractable shower head. Two wine racks. Spice rack. Corner carousel unit. Plumbing and space for slimline dishwasher. Space for upright fridge freezer. Space for gas/electric cooker with fitted filter/extractor hood over. Deep shelved larder cupboard with fitted shelving, also housing gas/electric meters and consumer unit. Laminated tile effect flooring. Obscure uPVC double glazed door providing access to side elevation. uPVC double glazed window to rear aspect.

CONSERVATORY

15'2" (4.62m) maximum x 6'6" (1.98m). Electric wall heater. Power and light. Insulated wood effect flooring. Utility cupboard with plumbing and space for washing machine and further appliance space. Dwarf wall with uPVC double glazed windows and double doors providing access and outlook to rear garden.

FIRST FLOOR LANDING

Coved ceiling. Smoke alarm. Obscure uPVC double glazed window to side aspect. Access to insulated and boarded roof space, with power and light, via pull down ladder. The roof space also houses combination boiler serving central heating and hot water supply. Door to:

BEDROOM 1

14'0" (4.27m) x 10'8" (3.25m) maximum into wardrobe space. Range of built in wardrobes to one wall providing ample hanging and shelving space, incorporating shoe cupboard and television aerial point. Radiator. Inset halogen spotlights to coved ceiling. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 2

11'1" (3.38m) x 10'8" (3.25m) maximum into wardrobe space. Built in double wardrobe with hanging and shelving space. Adjoining airing/linen cupboard with fitted shelving and electric heater. Television aerial point. Radiator. Coved ceiling. 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 3

10'0" (3.05m) maximum reducing to 7'1" (2.16m) x 7'2" (2.18m). Radiator. Built in cupboard/wardrobe. Coved ceiling. uPVC double glazed window to front aspect.

From first floor landing, door to:

BATHROOM

8'3" (2.51m) x 7'2" (2.18m). A fabulous modern bathroom comprising tiled panelled bath with glass shower enclosure and modern style mixer tap with shower attachment over. Wash hand basin with modern style mixer tap set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Shaver point. Electric/gas heated ladder towel rail. Tiled floor. Tiled wall surround. Extractor fan. Inset LED spotlights to coved ceiling. Obscure uPVC double glazed window to side aspect. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a neat shaped area of lawn with steps that lead down to front door. A private driveway extends down to the side elevation with integral storage cupboard and water tap. The driveway extends to the detached garage, with security sensor light.

EXTENDED DETACHED GARAGE

27'6" (8.38m) x 9'0" (2.74m). With power and light. Fitted worktop with base cupboard and eye level units. Fitted timber work bench. A double glazed courtesy door provides access to the rear garden.

The rear garden is a particular feature of the property enjoying a westerly aspect whilst consisting of a good size paved patio and outside lighting. Shaped area of lawn. Side shrub borders well stocked with a variety of maturing shrubs and plants. Directly to the rear of the garage is a small soft fruit/vegetable growing area. The rear garden is enclosed to all sides whilst a side gate provides access back to the driveway.

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, Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band D

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 and proceed along passing the garage and at the next set of traffic lights bear right then take the 1st right into Broadfields Road. Take the 2nd left into Elgar Close.

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.

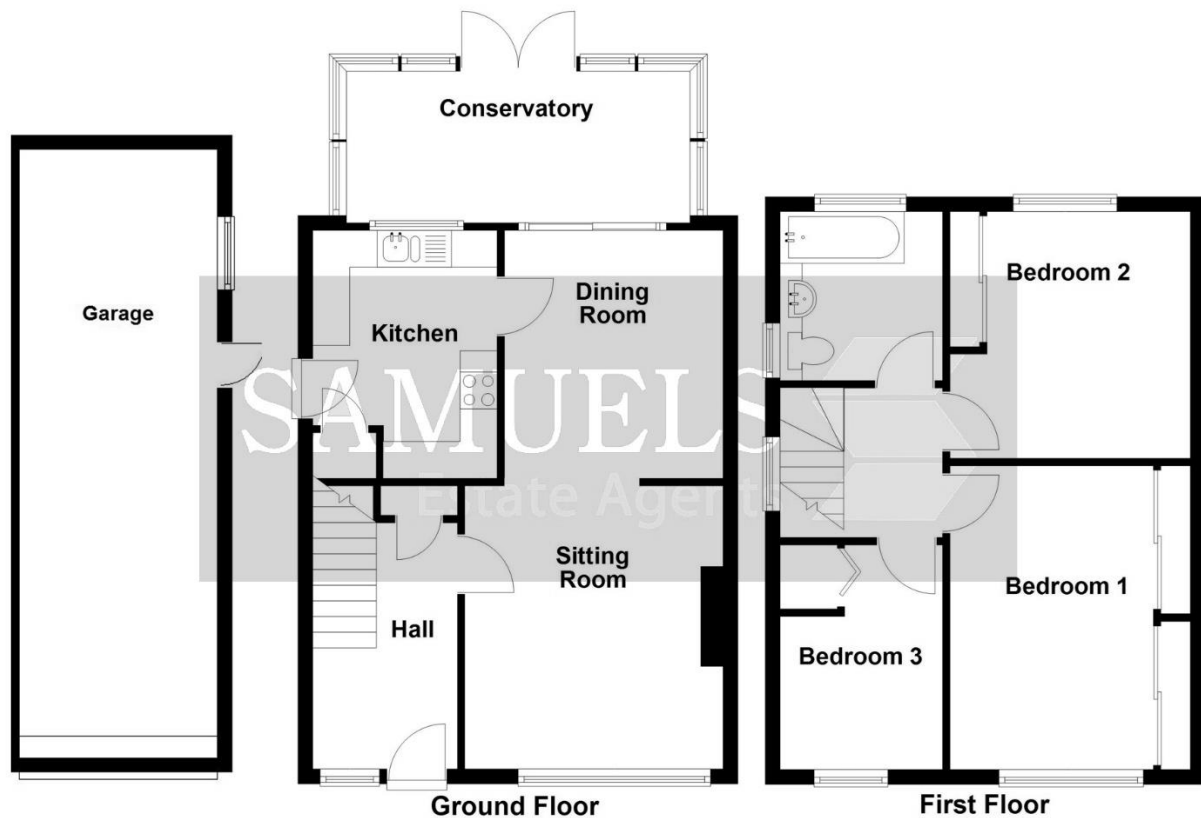
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8578/AV



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

Floor plan for illustration purposes only – not to scale



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