



13 Broadparks Close, Exeter

Guide Price £325,000

HR HELLIER
RIDLEY

13 Broadparks Close

Exeter, Exeter

A spacious 2 bedroom bungalow set on a large plot with a secluded rear garden.

This bungalow is new to the market for the first time in 40 years and requires some modernisation, ideal for someone looking for a project or to make something their own. The property is located in a quiet elevated area with no through traffic and only a few minutes walk from Pinhoe village centre, to the front is a large lawned garden and double driveway plus a single garage with electric door, due to its elevated position the property enjoys far reaching views over the East of the City.

Entering the property you are greeted by a large hallway which leads through to the open plan living and dining room, this space has plenty of natural light with large windows to the front and sliding doors onto the rear garden.

To the front is a large double bedroom and to the rear is a second medium sized double, the bathroom is located between the bedrooms and is fairly modern with a shower and WC.

The kitchen is situated to the rear and is a good sized with plenty of units and space for appliances, it leads straight through to the best part of the property, the conservatory. From here you can enjoy the stunning and private sprawling rear garden as well as views to the south east.

The rear garden is secluded with no overlooking properties and has been very well kept, mostly lawn with planted beds and a few fruit trees, it has rear access to the garage and wraps around to the double driveway.

This property does require modernisation, it's recently had a new boiler and overall has been very well maintained but will benefit from a cosmetic refurbishment, there is also potential for extension or further development.

The property is being sold with vacant possession and no onwards chain.

Tenure: Freehold

Agents note: The property is owned by a relative of one of our team.

Council Tax band: D

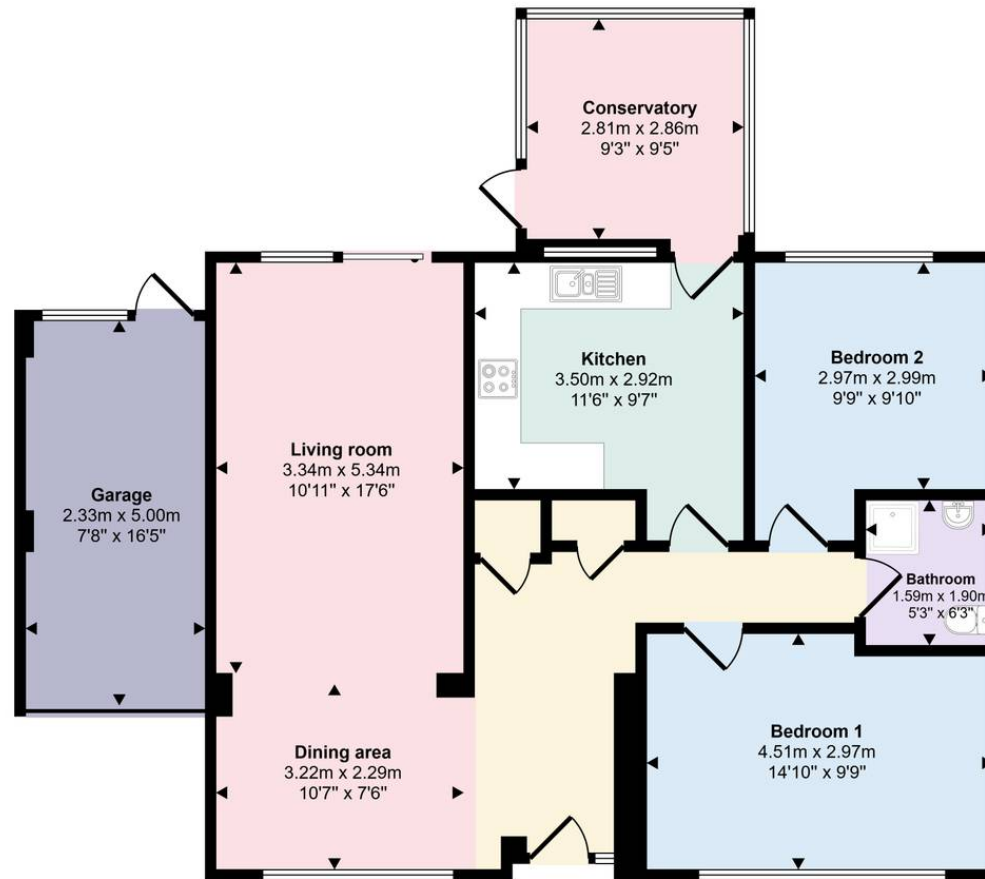
Tenure: Freehold

EPC Energy Efficiency Rating: D





Approx Gross Internal Area
101 sq m / 1082 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Hellier Ridley

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