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*16 Grainger Close, Exeter, Devon, EX2 5RL*



SOUTHGATE  
ESTATES

£350,000









## *16 Grainger Close*

A spacious three bedroom family home located in the popular area of Broadfields. The property enjoys a good-sized enclosed garden to the rear, along with a garage and a driveway to the front. The internal accommodation briefly consists of an entrance hallway with access into the living room and the open-plan kitchen diner, with double doors to the conservatory. Upstairs are three bedrooms (two of which are doubles), and the bathroom.

Broadfields itself is well-positioned for a variety of nearby amenities, including primary and secondary schools, doctors surgeries, convenience stores etc. Exeter's city centre is also just approximately 2 miles away with the many shops, eateries and entertainment facilities it has to offer. Additionally, the property is well-placed to benefit from easy access to the M5 and A30 for commuting.

Ground Floor The front door opens to the attractive entrance hallway which provides access to both the living room and kitchen diner, along with stairs rising to the first floor landing. The kitchen diner is a lovely open-plan space containing a range of matching wall and base units complemented by solid wood worktops, a tiled splashback and a Belfast sink with a mixer tap over. Appliances include a double eye-level oven with a separate induction hob and extractor hood over, a wine cooler, a fridge freezer and a dishwasher. A window faces the side aspect and there is ample space for a dining table and chairs. An archway opens into the living room which offers a feature wood burning stove and a large window faces the front aspect allowing ample natural light. The ground floor also benefits from a conservatory which enjoys windows to the rear and side aspects, with a door opening directly out to the garden.





*First Floor* Stairs rise to the first floor landing which accommodates the three bedrooms and the shower room, with a window to the side aspect. The master bedroom is a good-sized double bedroom benefitting from a window to the front aspect. Bedroom two is also a further double bedroom including a window to the rear aspect overlooking the garden. The third bedroom is a single room and features built-in storage over the stairwell, as well as a window to the front aspect. Finally the shower room comprises a walk in shower cubicle, a close-coupled WC and a wash basin with a mixer tap over and vanity unit below. A frosted window faces the rear aspect.

*Garden, Garage & Parking* A door opens out to the enclosed rear garden which has the advantage of a large patio area providing an ideal space for outdoor seating and dining. a pathway laid to slate chippings leads to the end of the garden with a large lawned section to the side. The garden also offers access to the garage which has an up and over door to the front and is serviced by power and lighting. A gate allows access from the garden to the front of the property where the driveway is situated.

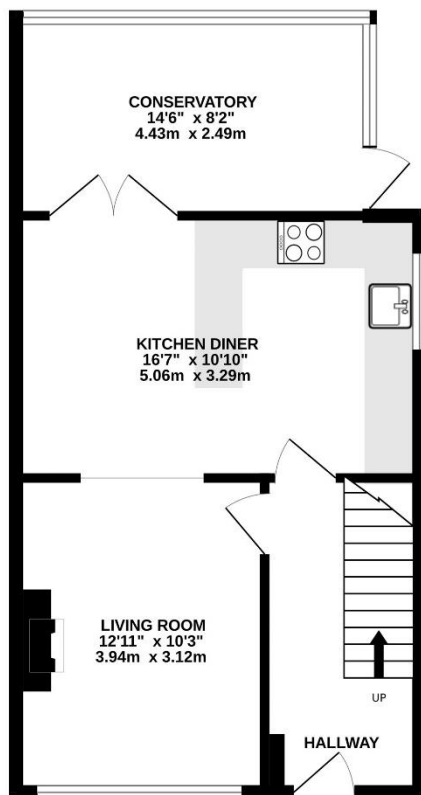
*Property Information* Tenure: Freehold. Council tax band: D.



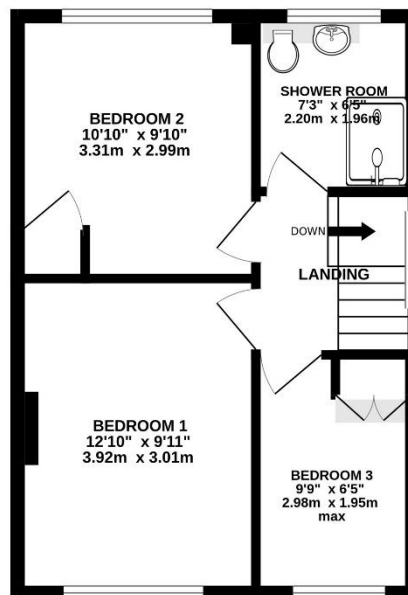
- *3 Bedrooms*
- *Semi-Detached House*
- *Garage & Driveway*
- *Enclosed Garden*
- *Well-Presented*
- *Popular Location*



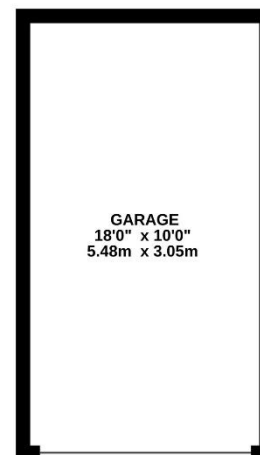
GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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**SOUTHGATE**  
ESTATES

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