



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Private
Driveway



Front & Rear Gardens



Council Tax Band: C

Guide Price: £350,000 - £365,000
Freehold

25 Sullivan Road,
Broadfields, Exeter, EX2 5RA

www.naomijryan.co.uk



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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SUMMARY

GUIDE PRICE: £350,000 - £365,000

A beautifully presented semi-detached family home offering light and spacious accommodation throughout, situated on a generous corner plot, and located in the popular residential area of Broadfields. The property is conveniently positioned for access to local amenities including a regular bus service, Royal Devon & Exeter Hospital, City Centre and the major road network surrounding the city. Well-regarded primary & secondary schools are also within easy reach.

The property has accommodation comprising entrance hall with an understairs storage cupboard, living room with views across the surrounding area, a superb open plan kitchen/dining room with double doors out to the fantastic rear garden. The kitchen provides a great versatile space for daily life and entertaining family and friends. On the first floor are three good-sized bedrooms and a modern bathroom. There are views across Broadfields from the front two bedrooms and views across the rear garden from the rear bedroom.

Outside is a superb rear garden, providing stunning views across the surrounding area. The garden has a decked seating area with steps up to a section laid to lawn with planted borders. The lawn has a sloped walkway which leads up to a paved patio area, providing a perfect spot to sit and enjoy the delightful views. There is a useful area to the side of the house and in front of the garage for storage, with double gates to the private driveway. The garage has power and light, an up-and-over door to the front, and a window and door to the side. To the front of the house is a further area of lawn and a private driveway with a Pod Point electric vehicle charger.

Early internal viewing is highly recommended for this fantastic property.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider: Sky.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

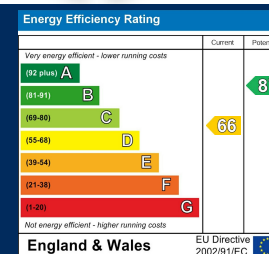
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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