



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: C

£279,950 Leasehold

47 Broadfields Road,

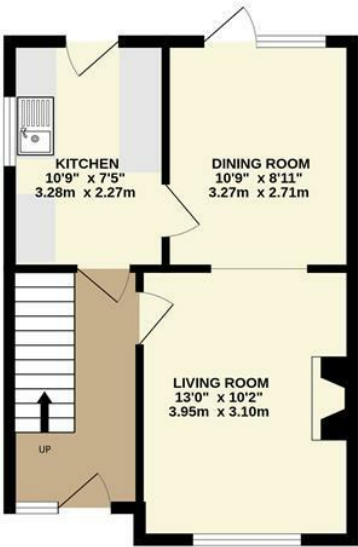
Broadfields, Exeter, EX2 5RF

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



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

A well-presented and spacious three-bedroom semi-detached house located within the popular residential area of Broadfields. The property is being sold with no onward chain and offers convenient access to a regular bus service, Royal Devon & Exeter Hospital, well-regarded schools, the City Centre and the major road network surrounding the city.

The spacious accommodation comprises an entrance hall, an open-plan and dual-aspect living/dining room, a separate kitchen, three good-sized bedrooms, a first-floor bathroom, gas central heating, and double glazing.

Outside is an enclosed rear garden with a patio area and steps up to an area of garden laid to lawn. Steps lead up to a further area of the garden, providing superb scope for landscaping. A gate to the side provides access to the private driveway and single garage, with an up-and-over door to the front and a personal door to the side. To the front of the house is an area of garden laid to lawn.

Early internal viewing is highly recommended.

## LEASEHOLD INFORMATION

Length of Lease: 199 years from 3 March 1959 less last 10 days

Annual Service Charge: Nil

Annual Ground Rent: £5 (Not currently collected)

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas.

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.

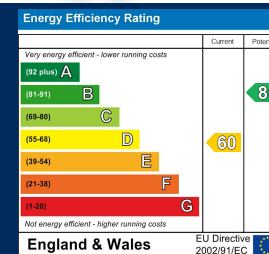






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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