

## 77 Broadway, St Thomas, Exeter, EX2 9LY



Cooksleys are proud to bring to the market a three bedroom semi detached property in need of some TLC, with scope to extend subject to the relevant planning permissions. Situated in a popular location and with good access in and out of the City the accommodation benefits from an entrance hallway, lounge, kitchen, dining room, cloakroom, three bedrooms, family bathroom, enclosed large rear garden, garage and a shared driveway. No onward chain and viewing is highly recommended.

**Offers in the Region of £325,000    Freehold    DCX02251**

# 77 Broadway, St Thomas, Exeter, EX2 9LY

The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via a part stained glass front door, doors to the lounge and kitchen, stairs to the first floor landing, under stairs storage cupboard, telephone point and a radiator.

### Lounge 13' 9" x 12' 4" (4.188m x 3.763m)

Front aspect uPVC double glazed box bay window, gas flame effect fireplace with wooden mantle, marble surround and hearth, coved ceiling, television point and radiator.



### Kitchen 14' 2" x 6' 11" (4.326m x 2.113m)

Side aspect uPVC frosted window, Beautifully fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, rolled edge work surfaces, part tiled walls, integrated double oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, breakfast bar, spotlighting, door through to the cloakroom, door to the rear garden and an opening to the dining room, radiator.



### Dining Room 14' 8" x 10' 9" (4.468m x 3.276m)

Rear aspect uPVC double glazed windows with a view of the garden, gas fireplace, coved ceiling, radiator.



### Cloakroom

Rear aspect uPVC frosted double glazed window, low level WC, wash hand basin, wall mounted boiler, extractor fan.

### First Floor Landing

Side aspect uPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, bathroom and access to the loft void above.

### Bedroom One 14' 6" x 9' 9" (4.430m x 2.977m)

Front aspect uPVC double glazed box bay window, twin built in wardrobes with hanging space and shelving, radiator.



### Bedroom Two 11' 11" x 9' 7" (3.642m x 2.927m)

Rear aspect uPVC double glazed window, twin built in wardrobes with hanging space and shelving, coved ceiling and radiator.



**Bedroom Three 6' 11" x 6' 11" (2.096m x 2.101m)**  
Front aspect uPVC window, picture rail and radiator.



**Family Bathroom**

Rear aspect uPVC double glazed frosted window, three piece suite comprising, panel enclosed bath with mixer taps, low level WC, wash hand basin, part tiled walls and radiator.



**Garden**

Private enclosed rear garden mainly laid to lawn with paved seating area, mature trees, shrub borders, greenhouse, wooden side gate providing access to the garage and share driveway to the side of the house.

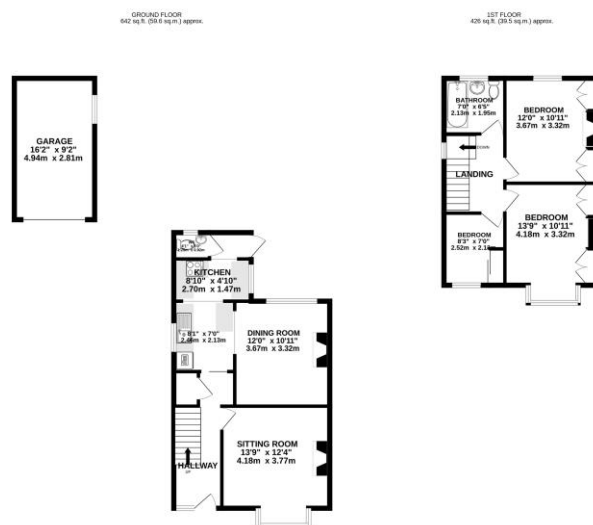


**Garage**

Single garage with a metal up and over door, light and power.

**Front garden**

A shared driveway to the side of the property, steps to the front door and a low maintenance shingle garden.



TOTAL FLOOR AREA: 1067 sq ft (99.2 sq m) approx.  
While every effort has been made to ensure the accuracy of the above information, the measurements of plots, sections, rooms and other areas are approximate and responsibility is limited to the best of our ability. The plan is for guidance only and should be used as a guide only. The purchaser is advised to verify the accuracy of the above information and to take their own measurements. The plan is for guidance only and should be used as a guide only. The purchaser is advised to verify the accuracy of the above information and to take their own measurements. The plan is for guidance only and should be used as a guide only. The purchaser is advised to verify the accuracy of the above information and to take their own measurements.

