



Connells

Broadfields Road
Exeter



Property Description

Located in the sought-after Broadfields area of Exeter, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property features two generous reception rooms, providing flexible space for both relaxing and entertaining. The well-proportioned layout creates a welcoming atmosphere throughout, making it an ideal home for growing families or those looking for additional living space.

Externally, the property continues to impress with a driveway providing off-road parking and access to the garage. A standout feature is the outside office/gym, offering an excellent space for home working, fitness, hobbies or additional storage. The enclosed rear garden has been thoughtfully designed for low-maintenance living and includes a patio area, gravelled sections and an attractive decked seating area, creating the perfect setting for outdoor dining and entertaining throughout the year.

Conveniently located within easy reach of local amenities, schools, transport links and Exeter city centre, this fantastic home combines practicality, comfort and versatile living in a highly desirable residential location.

Agents Notes

There is an absentee landlord and the sellers have an Absent Landlord Indemnity Insurance Policy - please enquire with the Branch.

There is an easement on the title - please enquire with the Branch.

Entrance Porch

Double glazed obscured door to front, double glazed windows to sides, oak flooring.

Living Room

Double glazed front aspect window, two wall mounted radiators, under stairs cupboard, oak flooring, archway to...

Dining Room

Double glazed sliding doors to rear, oak flooring, wall mounted radiator.

Kitchen

Double glazed side aspect window and door to rear, wall and base units, work surfaces, plumbing for washing machine and dish washer, space for tumble dryer and fridge freezer, electric oven and hob with extractor over, 1 1/2 bowl sink unit, tiled flooring.

Landing

Double glazed side aspect window, loft access with boiler.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Shower Room

Double glazed obscured rear aspect window, double shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, wall mounted radiator.

Rear Garden

Patio, gravelled areas, decked area, outside tap, all enclosed by fencing. Double gates to...

Garage

Up and over door, power and light, double glazed side aspect window and door.

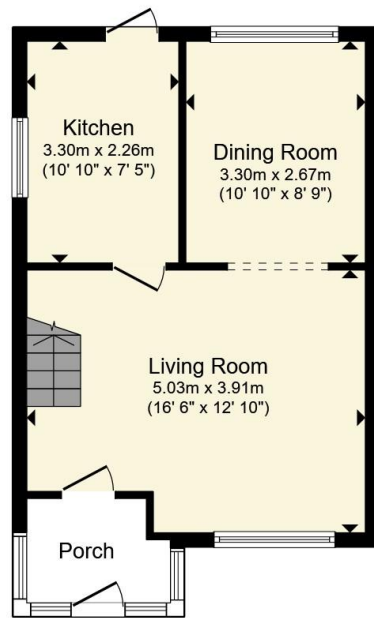
Office/ Gym

Double glazed side aspect door and obscured window, power and light.

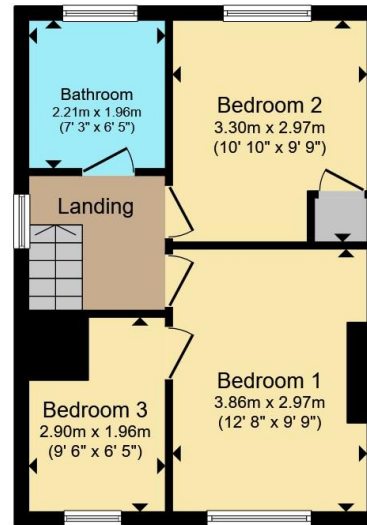




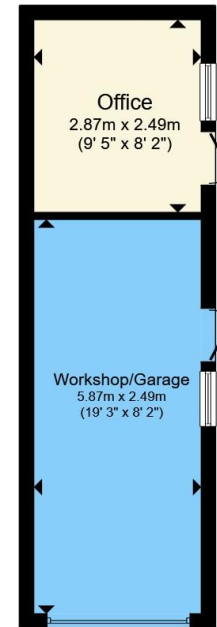




Ground Floor



First Floor



Outbuilding

Total floor area 94.4 m² (1,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317947

This is a Leasehold property with details as follows; Term of Lease 199 years from 21 Feb 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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