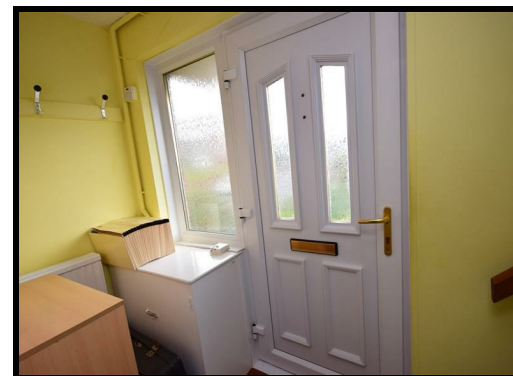


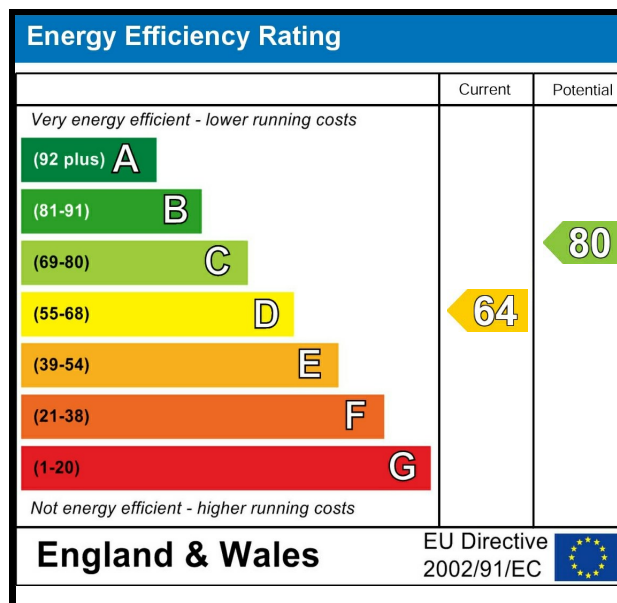


2 Spinney Close, Broadfields, Exeter, EX2 5PE

£265,000



- NO ONWARD CHAIN, MOTIVATED SELLER
- Striking Far Reaching Views Across the City
- Favoured Cul-de-Sac - Ideal for Families
- Entrance Hall, Front Lounge
- Dining Room, Kitchen, Rear Porch
- 3 Bedrooms & Family Bathroom
- Gas Central Heating & uPVC Double Glazing
- Generous Corner Site, Scope for Side Extension
- Front Garden (may convert to off road parking)
- Private Off Road Parking Space & Garage parking)



THE PROPERTY

Situated in the tranquil cul-de-sac of Spinney Close, this traditional semi-detached house offers a wonderful opportunity for first time buyers, families and professionals alike. With three well-proportioned bedrooms and spectacular views across the city this property presents an exciting opportunity for new owners to refurbish and modernise to their own specification. Moreover, the corner plot may offer potential for a side extension subject to planning permission.

Upon entering, a reception hall gives way to the front lounge, dining room and kitchen. There is obvious potential to create an impressive open plan kitchen/diner which will enjoy the fabulous far reaching views. Furthermore, the sunny westerly aspect will ensure this fashionable space will be flooded by natural light.

The first floor features a family bathroom that serves the three bedrooms, ensuring ample facilities for everyone. The property is equipped with gas central heating and uPVC double glazing, providing warmth and energy efficiency throughout the year.

Outside, there is plenty of level front garden which would easily convert to off road parking for at least two vehicles. The rear garden slopes away from the house and offers

SITUATION

Directions

