

## 9 Cliff Bastin Close, Broadfields, Exeter, EX2 5QW



Set back in a quiet cul de sac this impressive three bedroom end terrace home is offered for sale with Cooksleys with excellent routes in and out of the City. The property has been upgraded and maintained to a high standard by the current owners with accommodation comprises entrance hall, spacious lounge with a dining area opening out onto the landscaped rear garden, kitchen, three first floor bedrooms, bathroom, garage next to the property and off road parking. Viewing is highly recommended.

**Offers in the Region of £330,000      Freehold      DCX00583**

# 9 Cliff Bastin Close, Broadfields, Exeter, EX2 5QW

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 leaded part-glazed uPVC double glazed door. Solid wood flooring. Coved ceiling. Hanging space. part-glazed door to the lounge.

### Lounge 24' 11" max x 11' 1" (7.606m x 3.367m)

Front aspect uPVC double glazed windows. Rear aspect uPVC double glazed patio doors leading to the rear garden. Television point. Telephone point. Feature fire place with a wooden mantle. Two radiators. Coved ceiling. Dado rail. Stairs to first floor landing. Part-glazed door to kitchen.



### Kitchen 10' 0" x 7' 2" (3.041m x 2.192m)

Rear aspect uPVC double glazed window. Range of fitted eye and base level units. Stainless Steel sink with mixer tap and drainer. Rolled edge work surfaces. Part-tiled walls. Gas cooker point. Space and plumbing for washing machine. Further appliance space. Coved ceiling. Part-glazed door to rear garden.



### First Floor Landing

Doors to Bedrooms one, bedroom two, bedroom three and Bathroom. Access to roof void above.



### Bedroom One 12' 6" x 8' 6" (3.819m x 2.592m)

Front aspect upVC double glazed window with view over open park land. Built in wardrobe with hanging space and shelving. Television point. Radiator. Dado rail.



### Bedroom Two 9' 7" x 8' 6" (2.924m x 2.603m)

Rear aspect uPVC double glazed window with views over rear garden and elevated views over Exeter. Built in double wardrobe with hanging space and shelving. Radiator. Dado rail.



### Bedroom Three 9' 8" x 5' 11" (2.952m x 1.811m) 2.592m max, narrowing to 2.047m

Front aspect uPVC double glazed window with views over open parkland. Airing cupboard with wall mounted boiler and slatted shelving. Radiator. Coved ceiling.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising panelled bath with hand-held shower over, low level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls.



### Rear Garden

Private enclosed rear garden with panelled fencing, laid mainly to lawn. Paved seating area. Raised shrub borders. Wooden shed. Wooden side gate provides access to garage.



## Garage

Metal up and over door. Light and power.



## Front garden

Hard standing providing access to the front door and one off road parking space.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.