

## 47 Broadfields Road, Exeter, EX2 5RF



Situated in a popular broadfields location is this three bedroom semi-detached property being sold for the first time in 42 years. With good access to schools and local amenities. With accommodation comprising; entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, enclosed large rear garden, off road parking for three vehicles and a garage.

**Offers in the Region of £285,000    Leasehold    DCX02519**

# 47 Broadfields Road, Exeter, EX2 5RF

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

Access via part glazed uPVC front door. Front aspect frosted uPVC double glazed window. Doors to the lounge and kitchen. Stairs to the first floor landing. Understairs storage cupboard. Radiator.

### Lounge 12' 11" x 10' 2" (3.949m x 3.095m)

Front aspect uPVC double glazed window with view of the front garden. Gas fireplace with marble half. Television point. Cove ceiling. Radiator. Archway through to the dining room.



### Dining Room 8' 11" x 10' 9" (2.711m x 3.282m)

Rear aspect uPVC double glazed window with view over the rear garden and uPVC double glazed door leads to the rear garden. Cove ceiling. Radiator. Door through to kitchen.



### Kitchen 10' 0" x 7' 5" (3.041m x 2.258m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Gas cooker point, plumbing for washing machine. Further appliance space. Wall mounted boiler. uPVC double glazed door leads to the rear garden.



### First Floor Landing

With a side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Access to loft void above with a metal pull down ladder. The loft has a light.

### Bedroom One 12' 10" x 10' 0" (3.923m x 3.042m)

Front aspect uPVC double glazed window with view of the front garden. Radiator.





### Bedroom Two 10' 9" x 9' 11" (3.287m x 3.028m)

Rear aspect uPVC double glazed window with view of the rear garden. Airing cupboard with slatted shelving. Radiator.



### Bedroom Three 9' 9" x 6' 5" (2.972m x 1.967m)

Front aspect uPVC double glazed window Storage cupboard with shelving. Radiator.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with handheld shower above. low level WC, pedestal wash hand basin. Part tiled walls and radiator.



### Garage

Located to the side of the property. One and a half length garage and built specially wide, with metal up and over door and rear aspect uPVC double glazed window.

### Rear Garden

Private enclosed rear garden on two levels. With large lawned area and steps to a further lawned seating area. metal gate providing access to the side of the property.



### Front Garden

Mainly laid to lawn with mature trees. Paved driveway providing off road parking for three vehicles.

### Extra Information

Lease Term 199 years from 3 March 1959 Lease Term Remaining 133 years. No service charge is attached to this.



TOTAL: 114.6 sq.m. (1,234 sq.ft.)

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 orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any 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.co

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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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Cookleys 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.

## Energy performance certificate (EPC)

22 Beaufort Road S20 1TB S20 1TB	Energy rating <b>D</b>	Valid until: 31 October 2034 Certificate number: 2100-3720-4040-4088-9425
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Property type	Detached house
Total floor area	73 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations for energy ratings of new properties](#) or [guidance on energy efficiency standards for existing properties](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.  
[See how to improve the energy rating of your property](#)



The graph shows the property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
• the average energy rating is D  
• the average energy score is 60

### Breakdown of property's energy performance