



Sullivan Road
Exeter
EX2 5RB

Guide price:-
£400,000 - £425,000

In brief...

- A WELL PROPORTIONED DETACHED 3 BEDROOM EXTENDED FAMILY HOUSE
- IN AN EXCELLENT VERY CONVEIENT FAVOURED LOCATION
- VERY LARGE SITTING ROOM/DINER & FANTASTIC KITCHEN/BREAKFAST ROOM
- GOOD UTILITY ROOM AND SEPARATE W.C.
- 3 UPSTAIRS BEDROOMS AND A WELL FITTED SHOWER ROOM
- WIDENED DRIVE WITH EXCELLENT PARKING FOR UP TO 3 VEHICLES
- GOOD SIZED ADJOINING GARAGE
- LARGE REAR GARDEN AND ADJOINING PATIO (POTENTIAL SITE SUBJECT TO P.P)
- UPVC DOUBLE GLAZED, GAS C.H.
- REF: DWE07352 - EPC = D - FREEHOLD - COUNCIL TAX



Worth viewing because...

This is a superbly located and extended, detached 3 bedroom family house with well proportioned accommodation standing on a very good sized site with lots of parking and a garage plus an enormous rear garden backing onto Quarry lane where there may be potential for a modest building site (subject to planning consent) .

Sullivan road is highly regarded and this particular house very well located in the road. The area generally is very popular and is amazingly convenient for access in and out of the city and to the M5, A30 and A38 etc. If you are after a one off property in a great spot then this is it!

Knowhow...with city homes



In more detail....

This is a terrific opportunity to purchase a very well located detached house occupying an excellent set back position on Sullivan Road. Believed to have originally been built in the 1960's and on the market for the first time in about 40 years having been much improved, extended and re-modeled in more recent times.

Standing on a large sized plot with superb outside space including at the rear a sheltered suntrap paved patio adjoining the house which is perfect for entertaining and easy steps lead up to a good sized extensive lawned area, well stocked with mature shrubs trees, bushes and plants. The garden extends all the way to Quarry lane in the rear where there is also a garden store shed. At the front there is a widened parking area where there is potential to park up to 4 cars plus a garage which adjoins the house.

The centrally heated and uPVC double glazed accommodation flows very well and includes an entrance lobby leading into an entrance hallway. From the hall a door leads to the large sitting room and adjoining dining area which has twin upvc doors leading to the large well fitted kitchen/breakfast room which was added about 12 years ago, is well fitted with a number of built in appliances. Also on the ground floor there is a useful utility area with ample cupboards and shelves, there is a separate w.c too.

From the hall a staircase leads up to the first floor landing and 3 bedrooms all with pleasant outlooks and views plus a well fitted shower room.

The very long rear garden, which adjoins Quarry lane is thought to have potential for the development of a new single dwelling, subject to planning consent being sought and obtained –

This a rare opportunity and early inspection is strongly recommended!





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Directions:-

Proceed through Heavitree and continue along East Wonford Hill. Pass the filling station on the right and go through the next lights heading to Sidmouth Road. Turn right into Broadfields Road. Take the fourth left into Sullivan Road and the property will be found on the right hand side.





The location...

This property is extremely well located occupying a very good sized site in Sullivan Road which is a well regarded road in the Broadfields area. It is conveniently situated for daily commuting to and from Exeter city centre, which is approximately 2.5 miles away and there is a bus stop not far away if you don't drive or want to drive! A full range of amenities including schools (St Peters nearby) and shopping facilities are available in Exeter and there are good local shops available in Heavitree. Road communications are excellent with a regular bus route into the city centre. The M5 is readily accessible and the A30 and A38/380 Devon Expressway to Torquay and Plymouth is very accessible. Exeter Airport is approximately fifteen minutes drive and there are also Intercity railway connections at Exeter St Davids Station. The nearest train station is Digby & Sowton (0.6 miles away, on the Exmouth line, 12 mins to Exeter St Davids, 8 mins to City Centre.) Also, the property is very well placed for access to the Met Office, Sowton, Marsh Barton and the Science Park on the eastern side of the city.

Room sizes

ENTRANCE LOBBY:

Entrance Hall:

Sitting Room:

13' 0" x 10' 3" (3.96m x 3.12m)

Dining area:

10' 8" x 8' 10" (3.25m x 2.69m)

Kitchen/Breakfast Room:

19' 10" x 10' 0" (6.04m x 3.05m)

Utility Room:

Separate w.c.:

First Floor Landing:

Bedroom 1:

14' 4" x 9' 9" (4.37m x 2.97m)

Bedroom 2:

10' 10" x 9' 9" (3.30m x 2.97m)

Bedroom 3:

10' 3" x 6' 6" (3.12m x 1.98m)

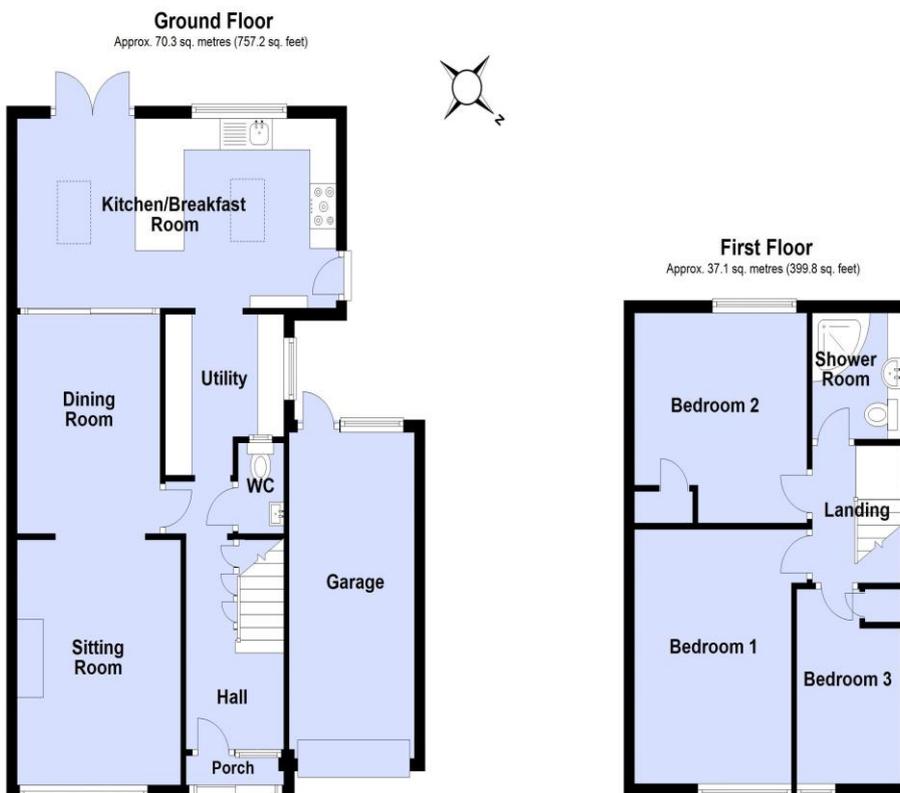
Shower room:

Outside:

Front lawned garden:

**Widened driveway parking:
Space for up to 3 cars**

Long rear garden plus patio



Total area: approx. 107.5 sq. metres (1157.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Plan produced using PlanUp.



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