SOUTHGATE
ESTATES

£1,600

per calendar month

4 2 2

7 Spinney Close, Exeter, Devon, EX2 5PE

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A spacious four bedroom family home located in the popular area of Broadfields. Nearby are local primary and secondary schools, as well as various shops and supermarkets. The property is ideally placed for access to the M5 motorway for any commuters and is a short drive from Exeter City Centre.

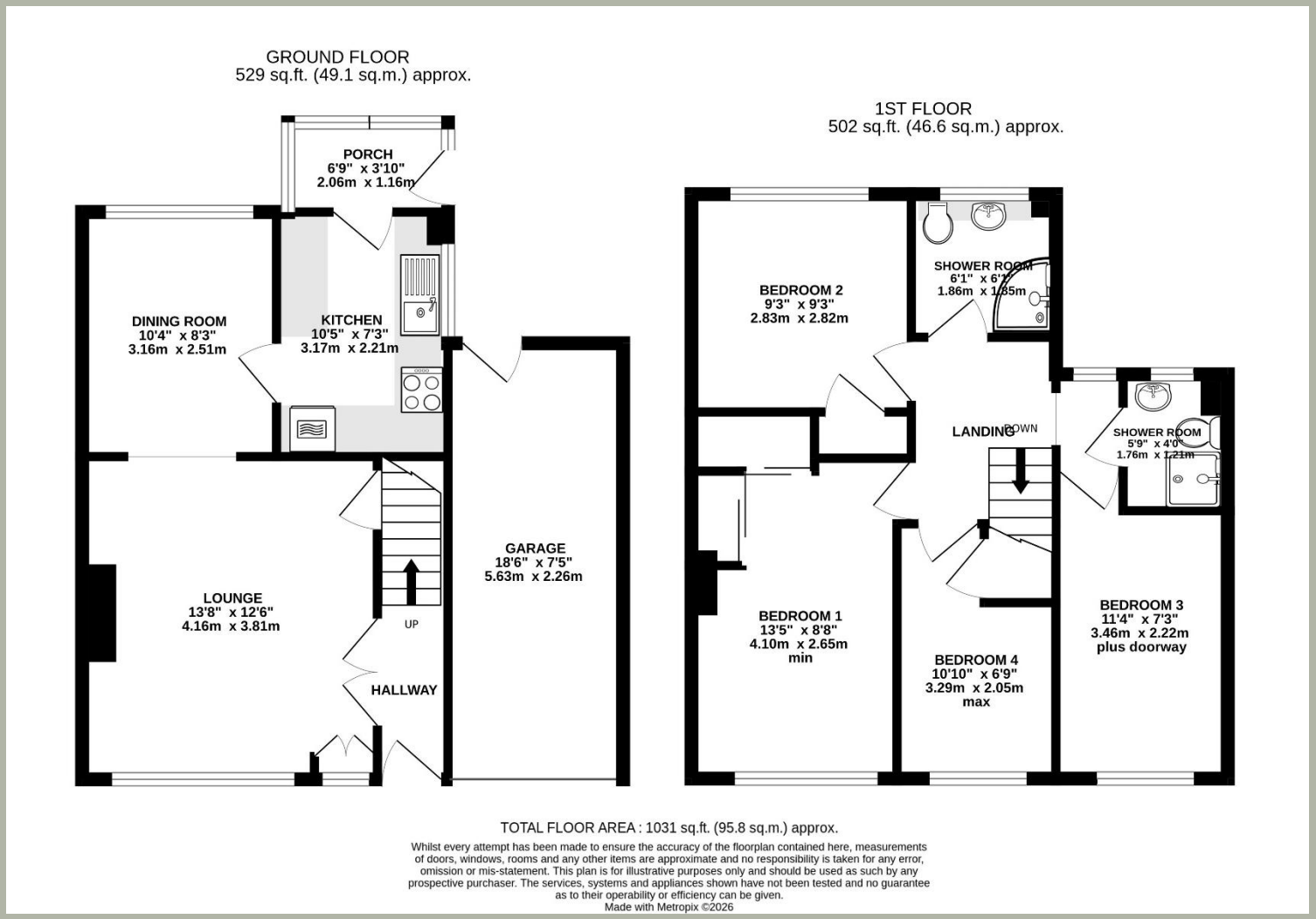
The property offers a garage and driveway to the front, as well as a sizeable garden to the rear. The internal accommodation briefly consists of an entrance hallway, a lounge diner, kitchen and rear porch. Upstairs are the four bedrooms and two shower rooms.

Ground Floor The front door opens to the entrance hallway which offers stairs rising to the first floor, and double doors opening to the lounge diner. This spacious, open-plan reception room benefits from windows to both the front and rear aspects. A door leads into the kitchen which contains a range of matching wall and base units with fitted worktops, a splashback and a stainless steel sink and drainer with a mixer tap over. Appliances include a double eye-level oven with a separate induction hob and extractor hood, a dishwasher, washing machine, fridge and freezer. In addition, a window faces the side aspect, and a door opens to the rear porch with windows facing the garden, and a door leading outside.

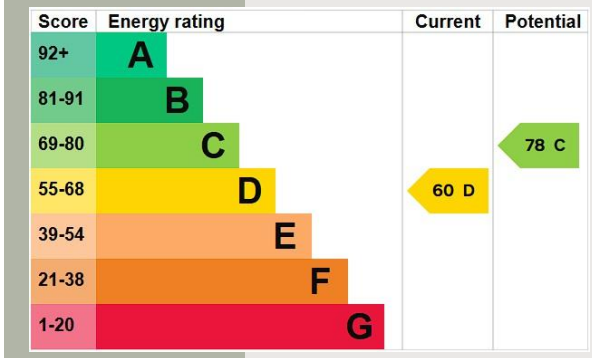
First Floor Stairs rise to the first floor landing which accommodates the four bedrooms and the two shower rooms, and also includes a window to the rear aspect. The master bedroom is a good-sized double bedroom with the advantage of built-in mirrored wardrobes offering ample storage space, and a window faces the front aspect. The second bedroom is a further double also with built-in storage and a window to the rear aspect with far-reaching views. Bedroom three is a double bedroom featuring a window to the front aspect, and bedroom four is a single room with a built-in cupboard over the stairwell and a window to the front aspect. The property benefits from two separate shower rooms, one of which includes a hidden cistern WC, a wash basin with a mixer tap over and vanity unit below, a large shower cubicle and a frosted window to the rear aspect. The second shower room comprises a close-coupled WC, a wash basin, a shower cubicle and a frosted window to the rear aspect.

Garden, Garage & Parking The sizeable rear garden enjoys a patio area, offering an ideal space for outdoor seating, with steps leading to a tiered lawn, with a garden shed to the bottom. A side door opens to the garage which is serviced by power and lighting, and includes an up-and-over door to the front leading to the driveway.

- *4 Bedrooms*
- *Semi-Detached House*
- *Garage & Driveway*
- *Far-Reaching Views*
- *Sizeable Garden*
- *Popular Location*



Energy Performance Rating



The Property Ombudsman

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SOUTHGATE
ESTATES

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