



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: C

Offers Over £300,000 Freehold

10 Spinney Close,

Broadfields, Exeter, EX2 5PE

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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 or efficiency can be given.
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SUMMARY

A beautifully presented and extended three-bedroom end-terrace home with a garage and additional off-road parking, situated in the highly desirable residential area of Broadfields.

Ideally positioned for easy access to a wide range of local amenities, the property benefits from excellent transport links, including a regular bus service, convenient access to the Royal Devon & Exeter Hospital, Exeter City Centre, and the major road network surrounding the city. A selection of highly regarded primary and secondary schools are also close by.

Occupying a pleasant cul-de-sac setting and at the end of a pedestrian walkway, this light and spacious home offers well-planned accommodation throughout. The ground floor comprises an entrance porch, a dual-aspect living room, and an impressive extended open-plan kitchen/dining room. The modern kitchen is fitted with a matching range of contemporary units and an integrated double oven, while double doors from the dining area open directly onto the rear garden. The extension also incorporates a stylish ground-floor shower room.

On the first floor, there are three well-proportioned bedrooms, each enjoying open views across the surrounding area, together with a modern family bathroom.

Outside, the enclosed rear garden is predominantly paved for ease of maintenance and extends around the side of the property. Steps lead down to a rear access door into the garage, and there is direct access to the driveway situated immediately alongside. The front garden is enclosed and mainly laid to lawn, complemented by established shrubs and a mature fruit tree, providing an attractive approach to the property.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Virgin Media.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

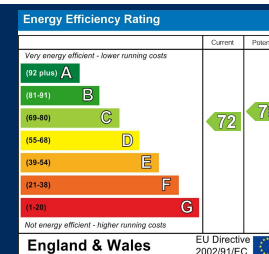
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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