naomi j ryan
estate agents

Semi Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Garage & Private Driveway

Enclosed Rear Garden

Council Tax Band: D

Guide Price
£325,000 - £350,000 Freehold

59 Broadfields Road,

Broadfields, Exeter, EX2 5RF

www.naomijryan.co.uk

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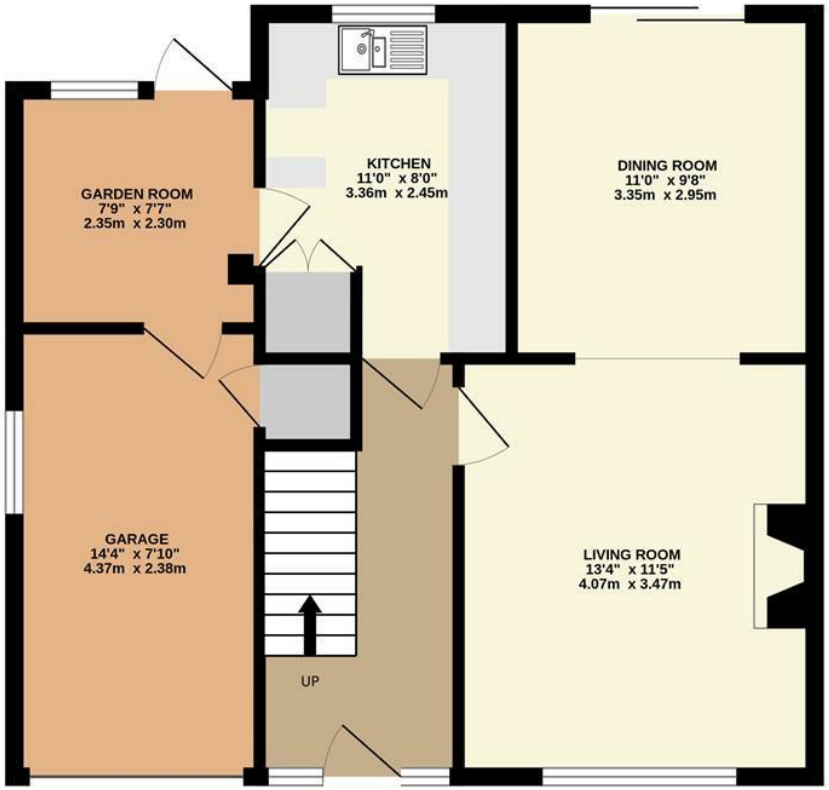
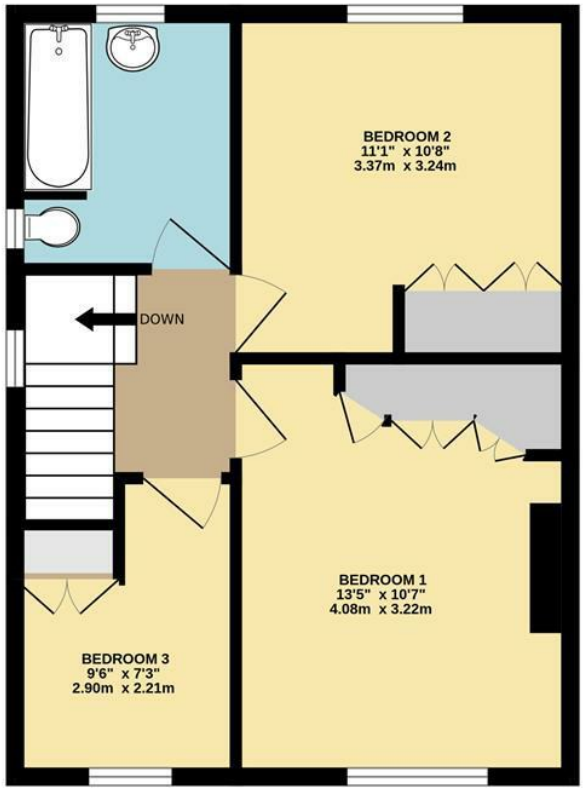
GROUND FLOOR



1ST FLOOR



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

GUIDE PRICE £325,000 - £350,000

A beautifully presented three-bedroom semi-detached house, offered for sale with no onward chain, situated in the highly sought-after residential area of Broadfields. The property enjoys a convenient location with easy access to local amenities, including a regular bus service, the Royal Devon & Exeter Hospital, the City Centre, and the major road network surrounding the city. Well-regarded primary and secondary schools are also within close proximity.

The property provides light and spacious accommodation throughout, featuring an entrance hall, a dual-aspect open-plan living/dining room complete with a gas fire and patio doors leading to the rear garden, a kitchen that offers views over the rear garden, and a practical garden room that grants access to both the garage and the rear garden. On the first floor, there are three generously sized bedrooms, each boasting excellent views of the surrounding area, along with a modern bathroom.

Externally, there is a charming, enclosed and well-maintained rear garden. A paved patio creates a delightful seating area, complemented by a pathway that leads to a more secluded patio area. The central garden area is laid to lawn, with borders planted with a variety of seasonal plants and shrubs, and there is also a useful garden shed.

At the front of the house, a private driveway provides off-road parking for two vehicles. The single garage is equipped with a remote control electric roller door.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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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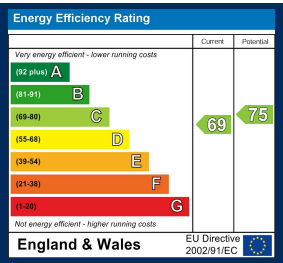
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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