



## 22 Sullivan Road

Broadfields, Exeter, EX2 5RD

A well maintained 2 double bedroom semi-detached bungalow situated in an elevated and highly favoured residential area with striking far reaching westerly views extending across Exeter to distant hillside. Perfect as a retirement bungalow or for professional couples seeking a property offering scope to convert the attic space into a third bedroom with the possibility of an en-suite bath/shower room. The property comes with a large conservatory and the home comforts of gas central heating and uPVC double glazing.

The bungalow stands in a generous sized plot with gardens front and rear. A driveway affords off road parking for two vehicles and double gates give way to a carport and further off road parking down the side of the bungalow. The rear garden has a westerly aspect attracting plenty of sunshine from mid afternoon through to early evening. A sizeable area of decking has been strategically positioned beyond the carport to take full advantage of the stunning views and the sunny south and west facing aspects; perfect for a touch of 'alfresco style' eating and entertaining. From here, easy steps lead down to a lower 'two tier' section of garden planted with a range of shrubs and bushes.

This lovely property enjoys the convenience of being close to a regular bus service to and from the centre of Heavitree and city centre. A 'One Stop' convenience store is situated at the bottom of the hill and an out of town Lidl's supermarket is approximately 0.5 miles. The centre of Heavitree, with its comprehensive shopping centre, amenities and pleasure park, is approximately one mile.

**Asking Price £279,500**

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- NO ONWARD CHAIN
- Lounge/Diner & Large Conservatory
- Gas Central Heating & uPVC Double Glazing
- Unrestricted 'On Street' Parking
- Striking Far Reaching Views!
- Kitchen (with side access to carport)
- Generous Plot with Front & Rear Gardens
- Front Porch & Entrance Hall
- 2 Double Bedrooms & Shower Room
- Ample 'Off Road' Driveway Parking

Entrance Porch

6'3" x 3'4" (1.92m x 1.02m)

Shower Room

7'0" x 6'0" (2.14m x 1.83m)

Entrance Hall

7'2" x 4'7" (2.19m x 1.40m)

Gardens & Parking

Kitchen

10'7" x 7'1" (3.24m x 2.17m)

Lounge

15'11" x 12'2" (4.87m x 3.71m)

Conservatory

17'8" x 8'3" (5.40m x 2.53m)

Bedroom 1

12'7" x 9'2" (3.85m x 2.80m)

Bedroom 2

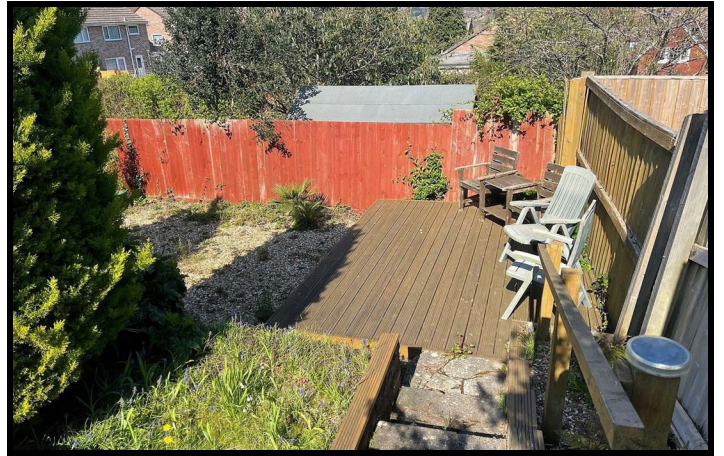
10'2" x 8'10" (3.10m x 2.71m)



Directions









Floor Plan



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