







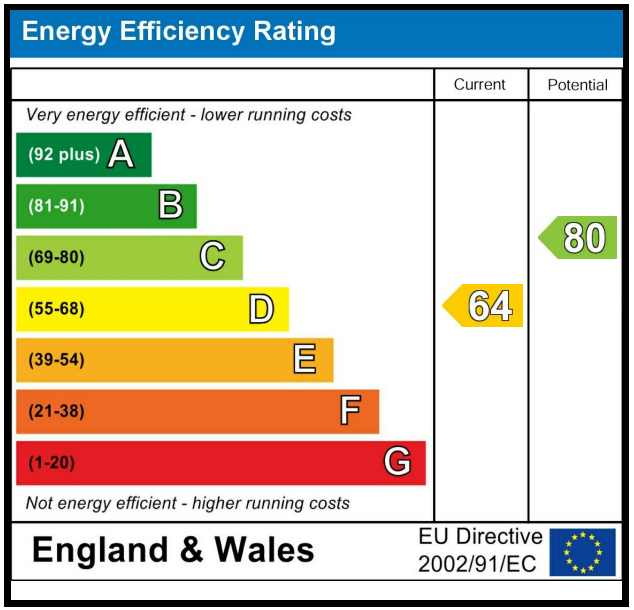
2 Spinney Close, Broadfields, Exeter, EX2 5PE

£265,000

Burgoynes
ESTATE AGENTS

- NO ONWARD CHAIN, MOTIVATED SELLER
- Favoured Cul-de-Sac - Ideal for Families
- Dining Room, Kitchen, Rear Porch
- Gas Central Heating & uPVC Double Glazing
- Front Garden (may convert to off road parking)
- Striking Far Reaching Views Across the City
- Entrance Hall, Front Lounge
- 3 Bedrooms & Family Bathroom
- Generous Corner Site, Scope for Side Extension
- Private Off Road Parking Space & Garage





THE PROPERTY

Situated in the tranquil cul-de-sac of Spinney Close, this traditional semi-detached house offers a wonderful opportunity for first time buyers, families and professionals alike. With three well-proportioned bedrooms and spectacular views across the city this property presents an exciting opportunity for new owners to refurbish and modernise to their own specification. Moreover, the corner plot may offer potential for a side extension subject to planning permission.

Upon entering, a reception hall gives way to the front lounge, dining room and kitchen. There is obvious potential to create an impressive open plan kitchen/diner which will enjoy the fabulous far reaching views. Furthermore, the sunny westerly aspect will ensure this fashionable space will be flooded by natural light.

The first floor features a family bathroom that serves the three bedrooms, ensuring ample facilities for everyone. The property is equipped with gas central heating and uPVC double glazing, providing warmth and energy efficiency throughout the year.

Outside, there is plenty of level front garden which would easily convert to off road parking for at least two vehicles. The rear garden slopes away from the house and offers

SITUATION

Directions

82 Fore Street, Heavitree, Exeter, EX1 2RR
Tel: 01392 499823 https://burgoynesestateagents.co.uk/