



## 17 Broadfields Road EXETER, EX2 5QT

An exciting opportunity to acquire this 3 bedroom semi-detached family house in the sought after residential area of Broadfields with excellent transport links with the M5, A.30 & A.38 Plymouth Expressway. The property is presented in well maintained condition and offers new owners the opportunity to modernise and refurbish to their own preferred standards of specification.

A long drive provides generous off road parking and vehicular access to a detached garage. The front garden may offer potential to convert to additional off road parking and the sizeable garden is well enclosed and attracts plenty of sunshine throughout the day.

The property is also within close proximity of St Peters C of E language college/secondary school for children aged 11 – 16, Woodwater Academy Primary School, St Nicholas Catholic Primary School, Devon & Cornwall Police Headquarters at Middlemoor and Exeter Business Park at Sowton. The RD&E Hospital is approximately 1.5 miles. Nearby superstores include, Sainsbury's, Aldi, Lidl and Tesco Extra (Tesco located at Rydon Lane Retail Park and quicker to get to than Lidl). A bus stop can be found close by providing regular bus service to and from the city centre.

**Guide Price £320,000**

# 17 Broadfields Road

EXETER, EX2 5QT



- VENDOR BUYING UNOCCUPIED FLAT
- Reception Hall
- Kitchen
- uPVC Double Glazing
- Generous Off Road Parking
- 3 Bedrooms & Shower Room
- Front & Rear Gardens
- Lounge/Dining Room
- Electric Heating
- Long Driveway & Detached Garage

## Reception Hall

12'10" x 6'4" (3.93m x 1.95m)

## Lounge/Diner

## Lounge Area

12'10" x 11'5" (3.93m x 3.50m)

## Dining Area

11'0" x 9'6" (3.37m x 2.95m)

## Kitchen

11'1" x 8'2" (3.38m x 2.50m)

## Landing

## Bedroom 1

13'11" x 10'8" (4.25m x 3.26m)

## Bedroom 2

11'1" x 10'8" (3.39m x 3.26m)

## Bedroom 3

10'0" x 7'2" (3.05m x 2.20m)

## Bathroom

7'1" x 5'4" (2.18m x 1.64)

## Separate WC

## Outside

## Garage

18'1" x 9'0" (5.52m x 2.75m)

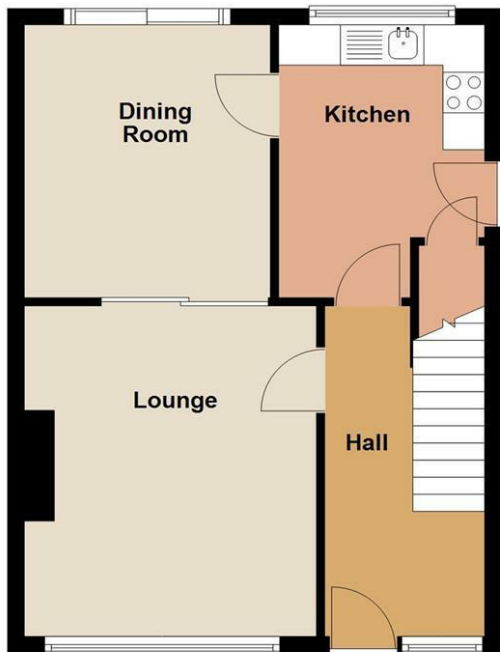


[Directions](#)

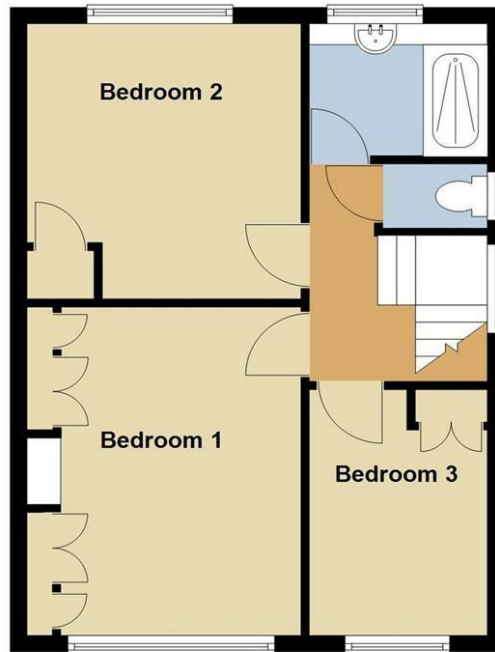




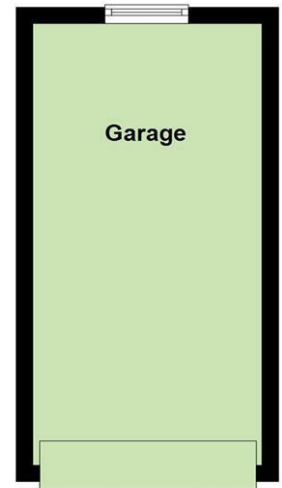
# Floor Plan



**Ground Floor**



**First Floor**



**Garage**

Total area: approx. 98.3 sq. metres (1058.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**17 Broadfields, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	