



## 1 Sullivan Road Broadfields, Exeter, EX2 5RA

An exciting opportunity to acquire this extended and spacious 3/4 bedroom detached family sized house in a much sought after residential area on the city outskirts with excellent transport links with the M5, A.30 & A.38 Plymouth Expressway.

The tastefully modernised and well appointed property comes with excellent living accommodation starting with a spacious reception hall giving way to an open-plan lounge/diner which could easily be divided into two separate reception rooms, a spacious kitchen/breakfast room, study/4th bedroom and a cloakroom/WC. A central staircase leads to three double bedrooms and a spacious well modernised shower room. The accommodation benefits from the home comforts of gas central heating and uPVC double glazing and teak block flooring can be found under the carpets in the lounge/diner and the original part of the reception hall.

Standing in a sizeable corner plot, the house is surrounded on three sides by well maintained and established gardens and a driveway affords off road parking and vehicular access to a detached single garage. The gardens are surprisingly private and enjoy a lovely south facing aspect.

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 £400,000**

# 1 Sullivan Road

Broadfields, Exeter, EX2 5RA



- IMPRESSIVE DETACHED FAMILY HOME
- NEAR GOOD SCHOOL & TRANSPORT LINKS
- Well Appointed Kitchen/Breakfast Room
- Study/4th Bedroom & Cloakroom WC
- Gas Central Heating & uPVC Double Glazing
- Sizeable Corner Plot Gardens
- Easy Potential to Create Extra Parking
- Spacious Reception Hall, Lounge/Diner
- 3 Double Bedrooms & Spacious Shower Room
- Detached Garage & Off Road Parking

## Entrance Hall Area

6'1" x 3'11" (1.87m x 1.21m)

## Reception Hall Area

13'5" x 6'4" inc stairs (4.10m x 1.94m inc stairs)

## Lounge/Diner

## Lounge Area

13'5" x 11'4" (4.09m x 3.47m)

## Dining Area

11'0" x 9'8" (3.37m x 2.95m)

## Kitchen/Breakfast Room

16'7" x 10'11" (5.06m x 3.35m)

## Study/4th Bedroom

9'10" x 7'6" (3.00m x 2.29m)

## Cloakroom WC

## Landing

## Bedroom 1

13'11" x 10'7" (4.26m x 3.24m)

## Bedroom 2

11'1" x 10'7" (3.39m x 3.24m)

## Bedroom 3

15'8" x 9'7" (4.79m x 2.93m)

## Spacious Shower Room

7'9" x 7'2" (2.38m x 2.19m)

## Gardens

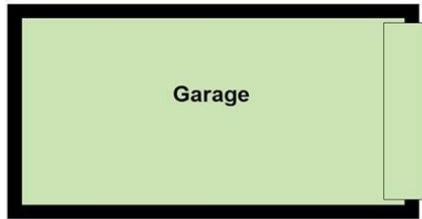
## Garage & Parking



Directions



# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 123.8 sq. metres (1332.1 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.

**1 Sullivan Road, 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			
		63	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	