



10 Spinney Close

Broadfields, EXETER, EX2 5PE

Situated in the tranquil cul-de-sac of Spinney Close, this recently modernised and beautifully presented end of terrace house offers a wonderful opportunity for families and professionals alike. With three well-proportioned bedrooms and two bathrooms, this home is designed for modern living and comfort.

Upon entering, you are greeted by a spacious dual aspect lounge that invites natural light, creating a warm and welcoming atmosphere. The striking open-plan kitchen and dining area is perfect for entertaining or enjoying family meals, while the convenient downstairs shower room/WC adds practicality to daily life.

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, the sizeable front garden is laid to lawn, offering a pleasant space for outdoor activities. A wide side access leads to the rear garden, which is hard landscaped and enjoys a sunny southerly aspect, making it an ideal for relaxation and 'alfresco style' eating and entertaining. Additionally, the property boasts an enclosed private parking space and an extra-long garage, providing ample room for storage or a workshop.

Guide Price £325,000

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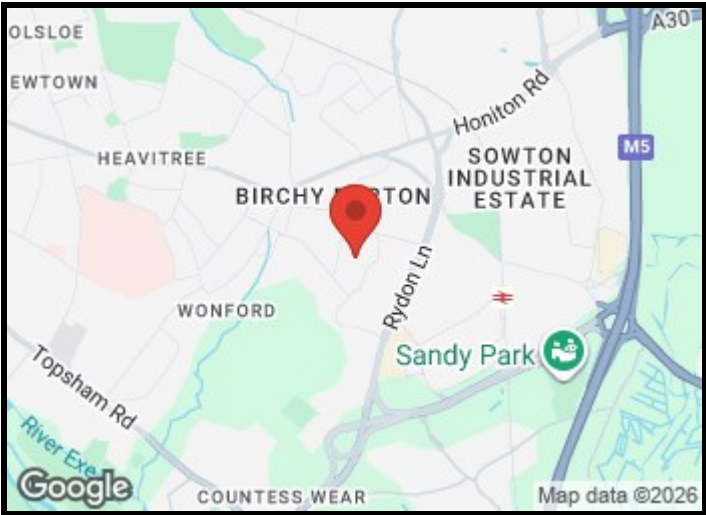
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- MOTIVATED SELLER, PRICED TO SELL
 - Open-Plan Kitchen/Dining Room
 - Gas Central Heating, uPVC Double Glazing
 - Unrestricted On Street Parking
- VENDOR BUYING UNOCCUPIED PROPERTY
 - Shower Room/WC (ground floor)
 - Generous Front Lawn and Sunny Patio Garden
- Front Entrance Porch, Lounge
 - 3 Bedrooms, Stylish Bathroom
 - Private Parking Space, Long Garage

Entrance Porch	Bathroom
6'4" x 5'0" (1.95m x 1.53m)	6'2" x 6'1" (1.90m x 1.87m)
Lounge	Garden
14'7" x 14'4" (4.46m x 4.37m)	Garage
Kitchen/Dining Room	21'7" x 8'7" (6.60m x 2.64m)
18'11" x 14'8" (5.78m x 4.48m)	Private Parking Space
Shower Room	
7'1" x 4'3" (2.17m x 1.32m)	
Landing	
Bedroom 1	
15'7" x 8'5" (4.77m x 2.57m)	
Bedroom 2	
9'2" x 8'3" (2.80m x 2.52m)	
Bedroom 3	
7'7" x 6'0" (2.32m x 1.83m)	



Directions





Floor Plan



Total area: approx. 78.3 sq. metres (843.1 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.
10 Spinney Close, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		