



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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- 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
- Front Entrance Porch, Lounge
- 3 Bedrooms, Stylish Bathroom
- Private Parking Space, Long Garage
- Garden

Entrance Porch

6'4" x 5'0" (1.95m x 1.53m)

Bathroom

6'2" x 6'1" (1.90m x 1.87m)

Lounge

14'7" x 14'4" (4.46m x 4.37m)

Garden

Kitchen/Dining Room

18'11" x 14'8" (5.78m x 4.48m)

Garage

21'7" x 8'7" (6.60m x 2.64m)

Shower Room

7'1" x 4'3" (2.17m x 1.32m)

Private Parking Space

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.

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

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