

Bathroom

6' 10" x 5' 6" (2.107m x 1.684m)

Bathroom suite comprising inset bath with tiled surround, pedestal wash hand basin and low level WC. This room also has ceiling spotlights, a shaver point, gas central heating radiator and an obscure uPVC double glazed window to the rear aspect.



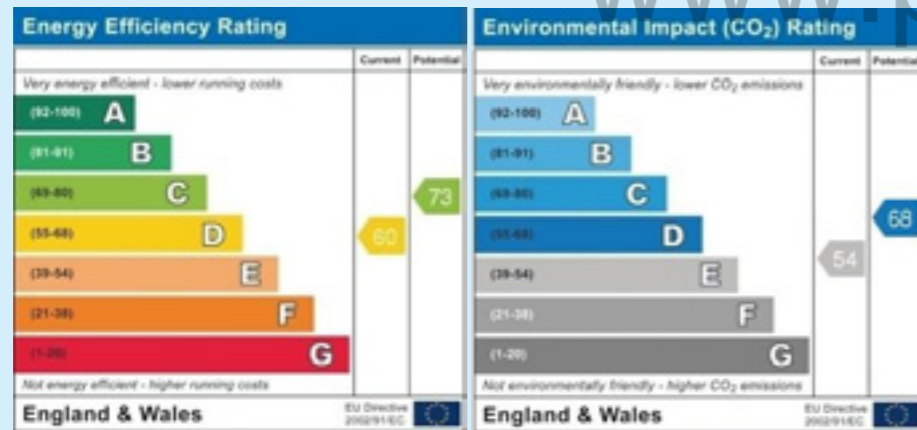
Garden

The fully enclosed rear garden is split over two levels and benefits from both a patio area which provides an ideal space for alfresco dining, and a lawn. There is also a storage shed with power and lighting, a greenhouse and fabulous views of the city.



Driveway and Garage

There is a paved driveway with parking for 4 vehicles to the front of the property and a single garage with roller door, power and lighting.



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£265,000

16 Byron Road, Broadfields, EXETER, Devon, EX2 5QN

3 Bedrooms, Lounge Diner and Conservatory. Large Driveway, Downstairs Shower Room and Family Bathroom. Garden With Views Across Exeter. Sought After Location.

3 Bed, Broadfields

Extended, modern link-detached family home situated in an ideal cul-de-sac location in the highly sought after area of Broadfields. Byron Road is within close proximity of local primary and secondary schools, shops and doctors' surgery and also benefits from good access to Exeter City Centre, M5 motorway, Pynes Hill Industrial Park and the Met Office.

The accommodation comprises a spacious lounge diner, conservatory / dining room extension, a downstairs cloakroom / shower room, kitchen, family bathroom and three bedrooms.

Externally, there is a large driveway providing parking for 4 cars, a single garage and a fully-enclosed, split-level garden with patio and superb views across Exeter. The property also benefits from uPVC double glazing throughout and a modern condensing boiler. In order to fully appreciate all this property has to offer, internal viewing is highly recommended.



The Accommodation Comprises: Entrance Porch and Hallway

A uPVC double glazed sliding door provides access to the front porch which forms a convenient storage area. A uPVC double glazed door with stained glass detail leads into the main hallway of the property. There are doors to the lounge diner, kitchen and downstairs cloakroom / shower room, an under stair storage cupboard, storage into an alcove and stairs leading up to the first floor landing. There is also a coat hanging area and gas central heating radiator.



Downstairs Cloakroom / Shower Room

9' 7" x 4' 10" max (2.927m x 1.486m)

Convenient WC and shower room comprising tiled shower cubicle with electric shower, low level WC and a pedestal wash hand basin. There is an obscure uPVC double glazed window to the front aspect, an extractor fan and ceiling spotlights.

Lounge Diner

24' 9" x 11' 0" max (7.563m x 3.366m)

Spacious, dual aspect lounge diner with two triple gas central heating radiators, TV and telephone points and a door to the kitchen. This room benefits from views across Exeter from the rear aspect.



Kitchen

10' 0" x 7' 9" max (3.065m x 2.382m)

The kitchen has been fitted with a matching range of base and wall units with sink and tile splash back, and includes an integrated gas hob with electric oven under and extractor fan, plumbing for a dishwasher and space for a fridge freezer. A uPVC double glazed window is to the rear aspect enjoying views across Exeter and beyond and a uPVC double glazed door leads to the conservatory / dining room.

Conservatory / Dining Room

18' 6" x 9' 7" (5.651m x 2.946m)

Spacious room currently in use as a conservatory and dining room with views across Exeter. uPVC double glazed French doors provide access to the rear patio and garden. There is also space and plumbing in this room for a washing machine and tumble dryer and a roller door provides access to the garage.



Stairs and Landing

Stairs lead up to the first floor landing where there is a uPVC double glazed window to the side aspect and doors to the three bedrooms and bathroom.

Bedroom 1

12' 7" x 10' 9" (3.847m x 3.292m)

Good-sized double bedroom with large uPVC double glazed window to the front aspect and gas central heating radiator. A ceiling hatch provides access from this room to the loft which is partially boarded and benefits from insulation and lights.



Bedroom 2

9' 8" x 9' 6" + Cupboards (2.949m x 2.922m)

Double bedroom benefiting from lovely views of Exeter from a uPVC double glazed window to the rear aspect. There are also two built-in wardrobes and an airing cupboard containing the recently fitted condensing boiler.



Bedroom 3

7' 2" x 7' 1" (2.198m x 2.175m)

Third bedroom benefiting from a gas central heating radiator and uPVC double glazed window to the front aspect. This room is fitted with ceiling spotlights.