

Bedroom 3

10' 6" x 6' 3" max (3.223m x 1.930m)

The third bedroom has a gas central heating radiator, door to a large storage cupboard and a uPVC double glazed window to the front aspect.

Garage and Driveway

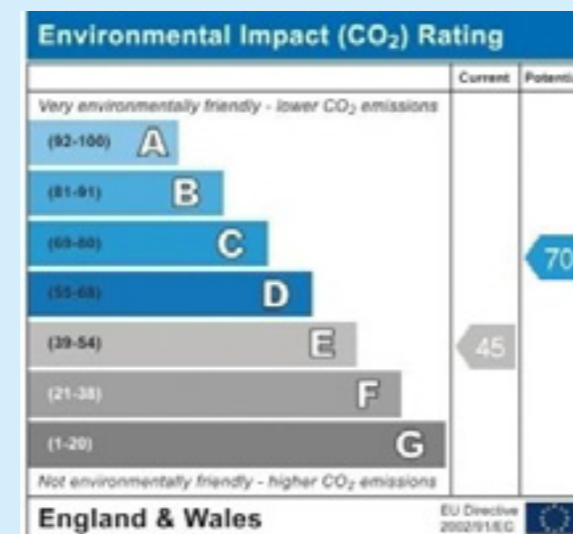
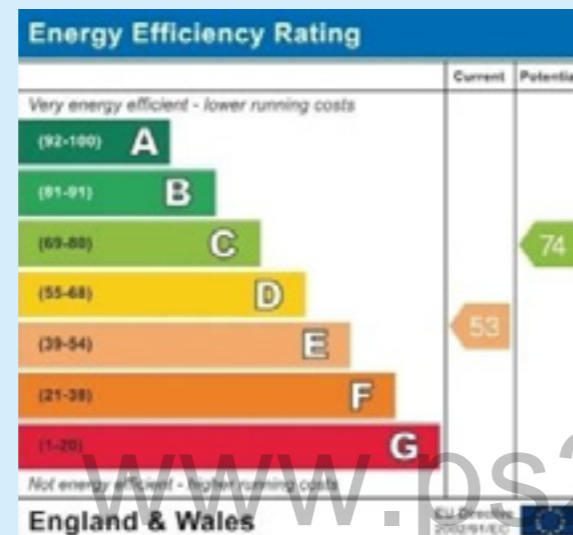
A long driveway provides parking for 3 vehicles. There is also a large detached single garage which benefits from both power and lighting.

Front Garden

To the front of the property there is a low maintenance garden with a variety of plants, flowers and shrubs.

Rear Garden

The fully enclosed rear garden is south facing and offers a high level of privacy. It is mainly laid to lawn, has an outside tap and access to the garage and driveway.



These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



£239,950

3 Coates Road, Broadfields, Heavitree, Exeter, EX2 5RH

3 Bedrooms. Open-Plan Lounge and Dining Room. Conservatory. Off-road Parking for 3 Vehicles. South facing Rear Garden. Ideal Family Home

Coates Road, Exeter

A detached home situated in the highly popular Broadfields area of Exeter. This property benefits from good access to the M5 Motorway, Pynes Hill Business Park, bus and train links and local shops and supermarkets. It is also situated within close proximity of good primary and secondary schools and is only a short drive from Exeter City Centre with its wide variety of shops and restaurants, university and cathedral.

The internal accommodation comprises an open-plan lounge and dining room, kitchen and conservatory extension. Upstairs there are three bedrooms and a modern bathroom. To the front of the property there is a low maintenance garden, driveway with parking for 3 vehicles and a large single garage. There is also a fully enclosed, south-facing rear garden.

Benefiting from gas central heating and uPVC double glazing throughout, this property is ideal for those looking for a family home in a popular residential location. The viewing of this property is highly recommended.

The Accommodation Comprises:

Entrance and Hallway

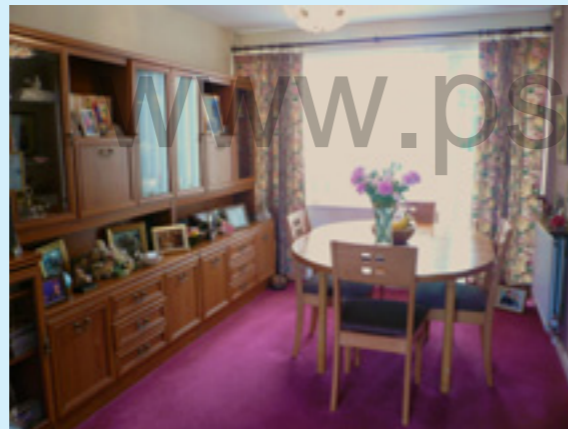
The front door opens into the main hallway of the property where stairs lead to the first floor and a door leads to the lounge diner. There is also a door to the under stairs storage cupboard and a gas central heating radiator.

Lounge

12' 11" x 9' 11" max (3.953m x 3.039m)
With a large uPVC double glazed window to the front aspect, this room is a good size with gas fireplace with back boiler and gas central heating radiator. There is open-plan access to the dining room.

Dining Room

10' 9" x 8' 10" max (3.291m x 2.706m)
Open-plan with the lounge, this room provides an ideal dining area with room for a table and chairs. There is a large uPVC double glazed window and door to the conservatory, door to the kitchen and a gas central heating radiator.



Kitchen

11' 6" x 7' 10" max (3.524m x 2.398m)
With fitted base and wall units, the kitchen also benefits from an integrated electric hob and separate double oven, an inset stainless steel sink with tiled splash back and space for a washing machine and fridge freezer. There is a uPVC double glazed window to the side aspect and a uPVC double glazed door provides access to the conservatory.

Conservatory

13' 6" x 8' 10" max (4.138m x 2.707m)
Spacious conservatory with gas central heating radiator and uPVC double glazed French doors providing access to the rear garden.

Stairs and Landing

From the landing there is a uPVC double glazed window to the side aspect and doors to the 3 bedrooms and bathroom.

Bathroom

6' 7" x 5' 5" (2.019m x 1.660m)
Modern bathroom suite comprising bath with thermostatic shower over, low level WC and a pedestal wash hand basin. There is also wood laminate flooring, a gas central heating radiator and an obscure uPVC double glazed window to the side aspect.

Bedroom 1

13' 4" x 10' 0" + door recess (4.068m x 3.055m)
Double bedroom with wall to wall full height fitted wardrobes, gas central heating radiator and a large uPVC double glazed window to the front aspect.

Bedroom 2

10' 10" x 10' 9" including wardrobes (3.318m x 3.300m)
Double bedroom comprising fitted cupboards and wardrobes, an airing cupboard housing the hot water tank, gas central heating radiator and access to the partially boarded loft with ladder. There is also a uPVC double glazed window to the rear aspect with views of the garden.

