



SOUTHGATE

ESTATES



40 Quarry Park Road, Exeter,  
Devon, EX2 5PB  
£365,000



## Three Bedrooms, Semi-Detached House, Garage & Off-Road Parking, Generous Rear Garden, Popular Location, Well-Presented

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A beautifully-presented three bedroom semi-detached house located in the highly popular area of Broadfields. The property enjoys spacious accommodation across two floors, with lovely far-reaching views from the rear. There are two good-sized reception rooms, a separate kitchen, three bedrooms and a family bathroom. A real feature of the property is the garden which benefits from various areas for seating to take in the views, as well as a well-tended vegetable garden to the rear featuring a range of fruit and vegetable varieties. At the front of the property is a garage with a driveway in front offering parking.



The excellent location boasts a number of nearby amenities including both primary and secondary schools, medical centres, a convenience store and Woodwater Lane Play Area. Exeter's city centre is also just a short distance away with a choice of cafes, restaurants and high street shops.



Ground Floor The front door opens into an entrance hallway where a door provides access to the spacious living room. An archway opens into the dining room offering a pleasant open-plan feel. A door opens into the kitchen and sliding doors open directly out to the rear garden.

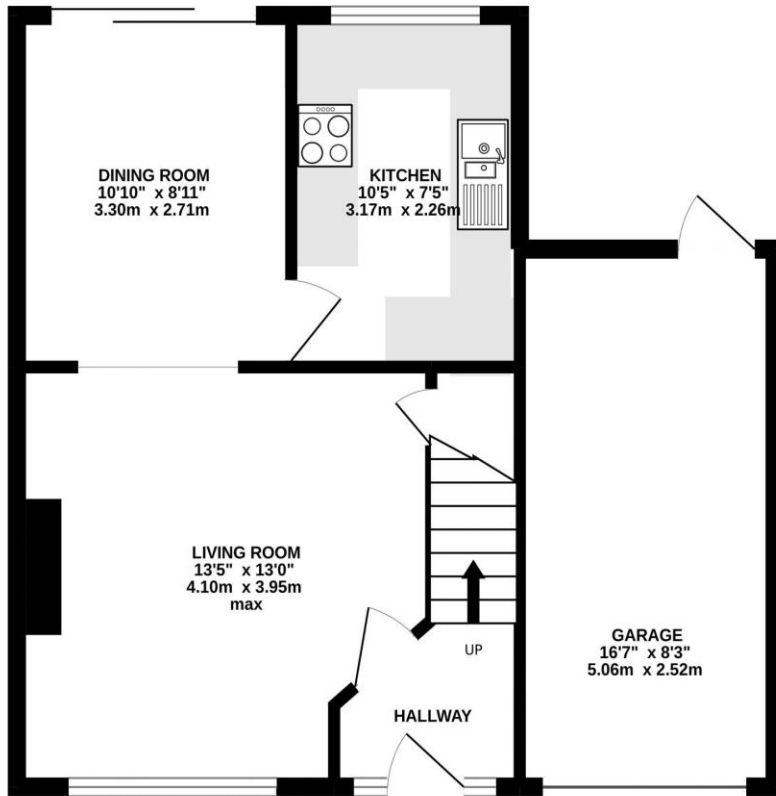
First Floor Stairs rise to the first floor landing which benefits from a window to the side aspect and doors opening into the three bedrooms and the bathroom. Two of the bedrooms are doubles, with the third being a single. At the rear of the property are lovely far-reaching views across the city. The bathroom comprises a modern three-piece suite, a heated towel rail, spotlighting and an extractor fan.

Gardens Doors open out to the generous gardens which consist of an area of decking providing an ideal space for outdoor dining and entertainment, well positioned to enjoy the attractive outlook. Steps lead down to the main section of garden which is laid to lawn incorporating raised plant bed borders and a patio area for seating. To the side is a pond area with a cascading waterfall. At the bottom of the garden there is currently a delightful vegetable plot which houses raised vegetable planters which can stay by separate negotiation. In addition, there is a gate allowing rear access, two power points and a door to the garage.

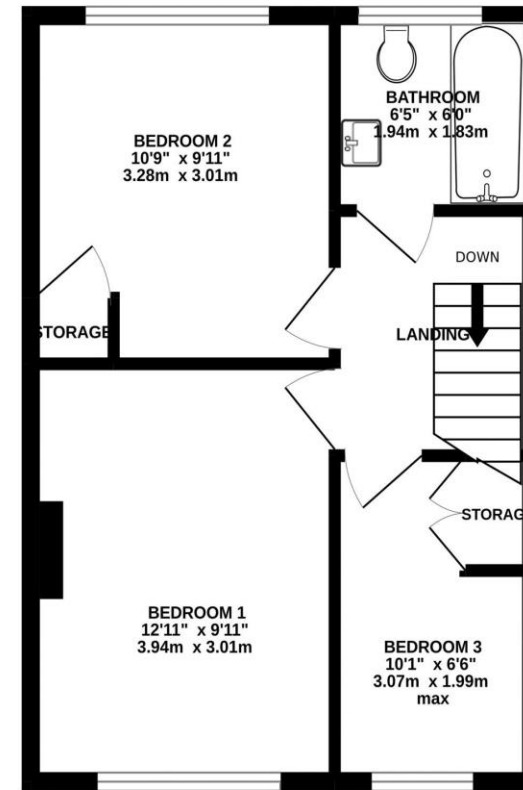
Garage & Parking The property boasts a garage to the side which is serviced by power and lighting and provides space for a washing machine and a tumble dryer. There are also two work benches making this an ideal workshop space if required. An up-and-over door opens to the driveway which allows valuable off-road parking.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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