

HEADINGLEY CLOSE, EXETER, EX2 5UH

GUIDE PRICE - £280,000





We are bringing to market a deceptively spacious, immaculately presented 3 bedroom family home located in the popular area of Broadfields. This property comes with parking for 2 cars, a landscaped garden and has the benefit of being located at the end of a cul de sac with no through traffic.

The Broadfields area is an extremely popular location for families and young professionals. There are excellent amenities on your doorstep such as supermarkets, shops, transport links, cycle routes and excellent schools. Access to the city centre only takes 15 minutes and the M5 and A30 is also extremely easy.

As you enter the property the entrance hall has a cupboard for storing coats and shoes.

The kitchen is open to the hallway and the design is modern with plenty of storage for kitchen essentials and ample space for appliances.



The living room is spacious with large opening to the conservatory allowing light to flood the room. The conservatory acts as an excellent extension of the living room and is currently being used as a children's play area but this is a flexi-use room.

On the first floor of the property the master bedroom has a large window and access to a built in wardrobe. Bedroom 2 is a small double bedroom with large window and bedroom 3 is a single room.

The family bathroom is also located on this floor and consists of a WC, hand wash basin and bath with shower overhead.

To the rear of the property the garden has been landscaped into 2 areas. There is a large patio area perfect for al fresco dining and summer BBQs and there is also a grass area perfect for children or pets to play on. There is a side access gate which takes you to the 2 allocated parking spaces.

OTHER INFORMATION Council Tax Band - C







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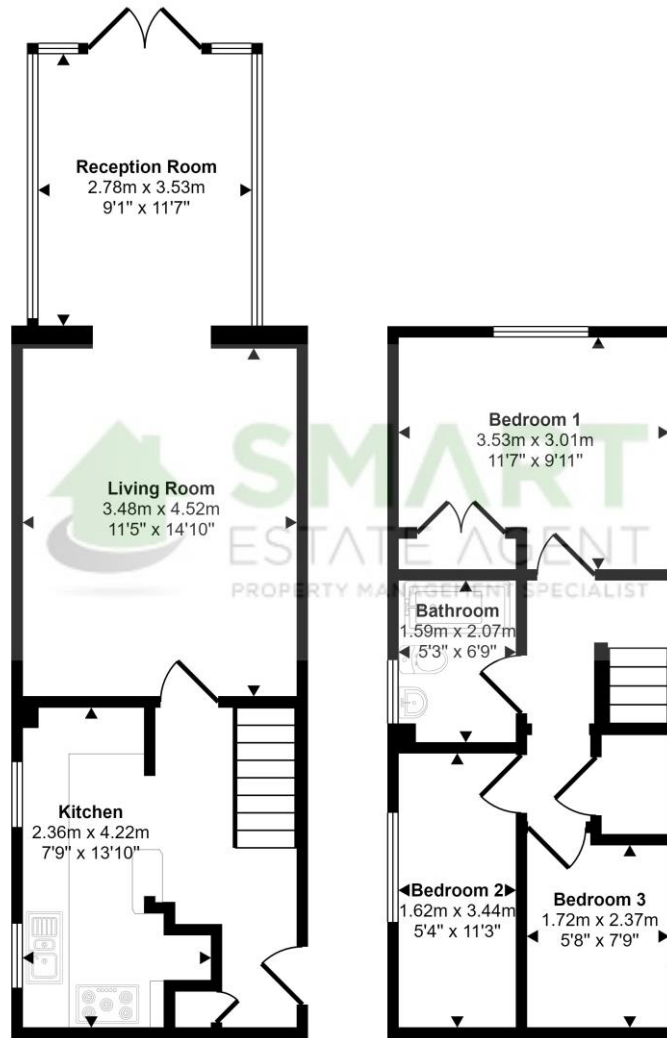


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Approx Gross Internal Area  
73 sq m / 790 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft

First Floor  
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		