

## 133 Honiton Road, Broadfields, Exeter, EX1 3EP



Cooksleys are proud to present to the market a three bedroom chalet bungalow situated with good links to the City centre and M5. The accommodation comprises from large Entrance Hall, Lounge, Kitchen, Three Bedrooms, Wet Room and Separate WC. The property also benefits from a large wrap around garden which is mainly laid to lawn, garage and off road parking for one vehicle. The property is in need of some modernisation, but has fantastic potential to create a great family home.

**Offers in the Region of £335,000    Freehold    DCX01639**

# 133 Honiton Road, Broadfields, Exeter, EX1 3EP

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via frosted uPVC double glazed door. Front aspect frosted window. Doors to the Lounge, Kitchen, Shower Room, Bedroom Three/Dining Room. Turning staircase to the first floor landing. Radiator.

### Lounge 24' 4" x 11' 11" (7.416m x 3.636m)

Triple aspect uPVC double glazed windows. Electric fireplace with marble surround and hearth. TV point. Telephone point. Cove ceiling. Two radiator. Part glazed door to the:



### Kitchen 19' 2" x 7' 10" (5.848m x 2.391m)

Twin rear aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Plumbing for washing machine and dishwasher. Further appliance space. Wall mounted boiler. uPVC part frosted door to the hallway. Radiator.



### Bedroom Three 10' 8" x 9' 5" (3.252m x 2.863m)

Front aspect uPVC double glazed window. Double wardrobes with hanging space and shelving. Cove ceiling. Radiator.



### Wet Room

Side aspect frosted uPVC double glazed window. Shower. Low level WC. Wash hand basin with mixer tap and storage below. Fully tiled walls. Radiator.

### First Floor Landing

Doors to Bedroom One, Bedroom Two and Toilet. Into eaves storage. Radiator.

### Bedroom One 15' 2" x 11' 11" (4.629m x 3.638m)

Side aspect uPVC double glazed window. Range of built in wardrobes with hanging space and shelving. Airing cupboard with water tank. Into eaves storage. TV point. Radiator.



### Bedroom Two 12' 3" x 11' 7" (3.723m x 3.519m)

L shaped room. Side aspect uPVC double glazed window. Into eaves storage. Radiator.

### Toilet

Front aspect uPVC double glazed window. Low level WC. Wash hand basin with storage below. Part tiled walls. Shaver point.

### Rear Garden

Fully enclosed rear garden. Mainly laid to lawn with mature trees and shrubs. Raised decked area. Greenhouse. Outside shed. Access to the:



### Garage

Metal up and over door. Off road parking for one vehicle to the front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

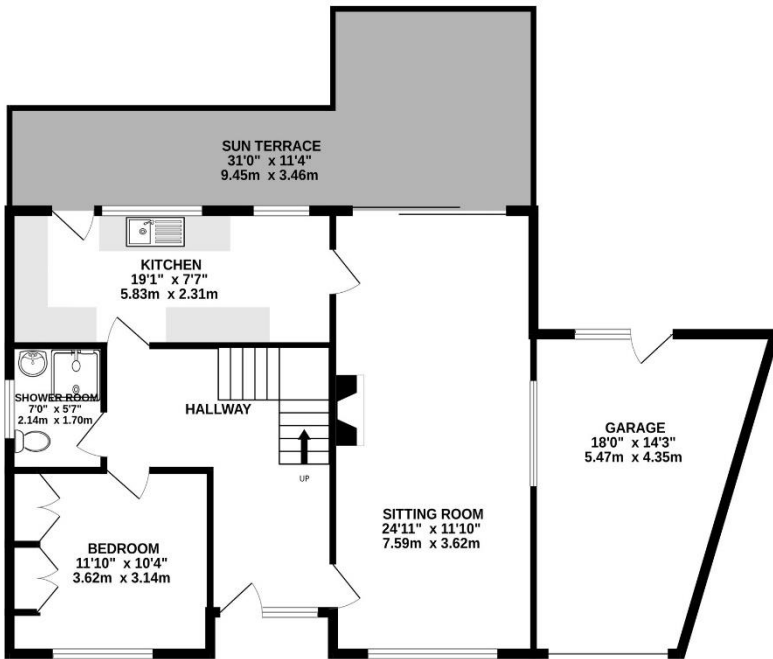
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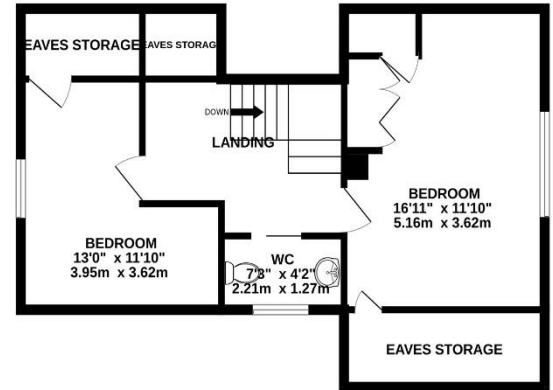
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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

GROUND FLOOR  
954 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.

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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