



£260,000

Poundsland, Broadclyst, Exeter

End of Terrace | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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Step Inside

Key Features

- End terrace
- Two Bedrooms
- Living / Dining Room
- Conservatory
- Shower room
- Garage
- Off Road Parking

Property Description

* END TERRACE * TWO BEDROOMS * KITCHEN * LIVING / DINING ROOM * CONSERVATORY * SHOWER ROOM * GARDEN * GARAGE *

Main Particulars

An opportunity to purchase this beautifully presented two bedroom home situated in the popular village location of Broadclyst. The accommodation briefly comprises an entrance hall, living/dining room, recently re-fitted kitchen, conservatory, two first floor bedrooms, shower room, front and rear gardens and a garage. An internal viewing is highly recommended.

Broadclyst is a large village about 5 miles from Exeter centre. Among the local amenities are a primary school, secondary school and community college, post office with village store, Doctors surgery, 2 public houses and restaurant. There is easy access onto major link roads and it is also convenient for Exeter Airport.

Council Tax Band: C

Tenure: Freehold

Access

The front of the property has a driveway leading to the garage. There is a low maintenance gravelled border and outside lighting.

Entrance Hall

Night storage heater, wood effect flooring, under stairs storage cupboard with shelving and cupboard housing the electricity circuit breaker, further large built-in storage cupboard with coat hooks. Door through to:

Kitchen

A recently re-fitted kitchen with a range of shaker style base cupboards, drawers and eye level units. Wood effect work surface with one and a half bowl stainless sink unit with mixer tap. Four ring induction hob with extractor hood above and double oven below. Space and plumbing for washing machine. Integral fridge/freezer and dishwasher. Spot lighting and PVCu double glazed window.

Living / Dining Room

Light and spacious room, PVCu double glazed window to the front aspect, PVCu double glazed sliding patio doors through to the conservatory. Night storage heater, telephone and television points.

Conservatory

PVCu double glazed windows to the side and rear aspects, PVCu double glazed sliding French doors opening onto the rear garden, tiled flooring.

First Floor Landing

PVCu double glazed window to front aspect, night storage heater, hatch to partly boarded roof space with pull down ladder, built-in airing cupboard with factory lagged hot water cylinder, immersion heater. Doors to:

Bedroom 1

PVCu double glazed window to the front aspect, built-in wardrobe with hanging rail, shelving and cupboard space above.

Bedroom 2

PVCu double glazed window to the rear aspect, with pleasant elevated outlook.

Shower

Shower Room

Recently re-fitted shower room, comprising a walk-in shower enclosure with shower over, glazed shower screen and tiled surrounds. Vanity unit with wash hand basin, mixer tap and cupboard space below. W.C., two obscured PVCu double glazed windows, fully tiled walls, underfloor heating, spot lighting and extractor fan.

Rear Garden

The rear garden is designed for ease of maintenance with good sized paved patio and garden lawn. There is a low maintenance gravelled area and outside water tap. The garden is enclosed with timber fencing and has a gate providing rear access.

Garage

With metal up and over door, power and lighting, wooden door to the rear.

Store

Power and lighting and space for a tumble dryer.

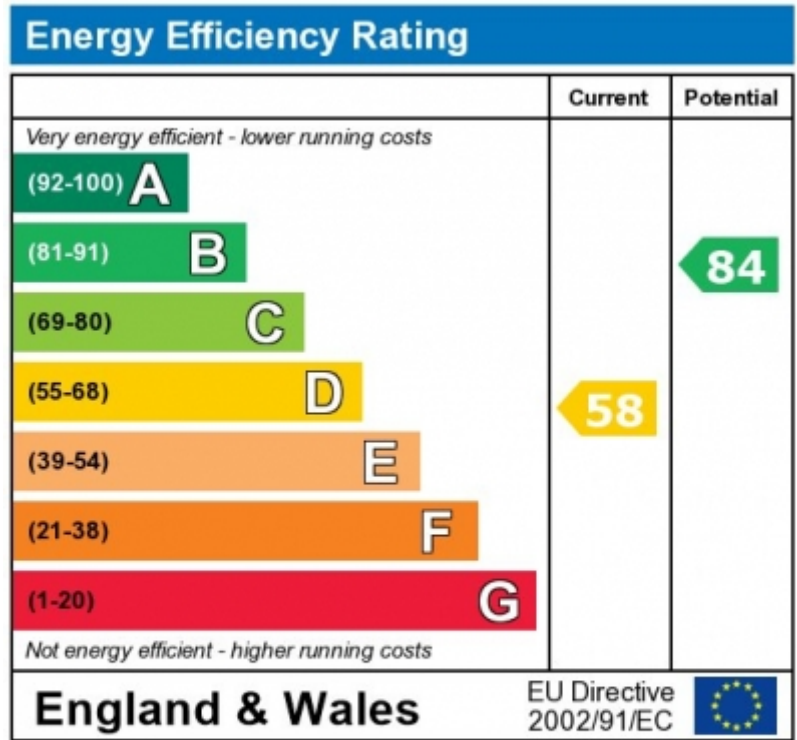




TOTAL FLOOR AREA: 73.8 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or error. The plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The actual layout and dimensions shown here may not be identical to the actual property. Measurements are approximate.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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