



£255,000

Elm Close, Broadclyst, Exeter

Bungalow | 2 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- No Onward Chain
- Linked Bungalow
- Two Bedrooms
- Living Room
- Kitchen/Diner
- Modern bathroom
- Lawned Garden
- Garage & adjacent driveway for two cars

## Property Description

\* NO CHAIN \* LINKED BUNGALOW \* TWO BEDROOMS \* LIVING ROOM \* KITCHEN / DINER \* MODERN BATHROOM \* GAS CENTRAL HEATING \* LAWNED GARDENS \* GARAGE & ADJACENT DRIVEWAY PARKING FOR TWO CARS \* POPULAR VILLAGE LOCATION ON THE CITY OUTSKIRTS \*

## Main Particulars

Step into the tranquility of village living with this charming linked bungalow in the popular village of Broadclyst, just on the outskirts of Exeter. Tucked away from the city's hustle and bustle, this cosy two-bedroom property offers a retreat amidst the peaceful surroundings of rural Devon.

With a welcoming hallway, spacious living room, and modern kitchen diner, this bungalow radiates warmth and comfort. The gas central heating ensures a cozy atmosphere all year round, while the attractive enclosed gardens provide the perfect spot for enjoying the fresh country air.

Situated just a stone's throw away from the village shop, post office, and nearby schools, including the esteemed Clyst Vale Community College, convenience and community spirit are right at your doorstep. With Exeter city centre just a short drive away, you can enjoy the best of both worlds - serene village life with easy access to city amenities.

This property is a perfect retreat for retirees or couples looking to downsize without compromising on comfort and convenience. Book your viewing today and discover the peaceful charm of village living in Broadclyst.

Council Tax Band: C

Tenure: Freehold

### Hall

Access to insulated loft space containing ID Logic combi boiler with ( British Gas insurance maintenance scheme). Large built in shelved airing cupboard, wall hung radiator and doors to all rooms.

### Living Room

13'8 x 9'5" ( 4.17m x 2.9m) light coloured carpet, upvc window to front aspect overlooking the garden, tv point.

### Kitchen/Diner

13'3" x 8.6" ( 4.04m x 2.6m) A range of shaker style light wood base, eye level and drawer units with dark granite effect work surface over. Stainless steel sink with drainer and mixer taps. integrated Neff gas hob, space for washing machine, fridge freezer and dining/breakfast table, upvc window to the rear aspect and upvc door to the rear aspect,

### Bedroom 1

13'9 " x 8'6" (4.2m x 2.6m) upvc window to the rear aspect built in wardrobes light coloured carpet.

### Bedroom 2

10'6" x 7'4" (3.2m x 2.2m) upvc window to the front aspect light coloured carpet, built in wardrobes.

### **Bathroom**

8'2" x 5'10" ( 2.5m x 1.78m ) white suite comprising of a white panelled bath with electric shower, built in vanity sink/wc unit with mixer taps, upvc obscure double glazed window to the front elevation.

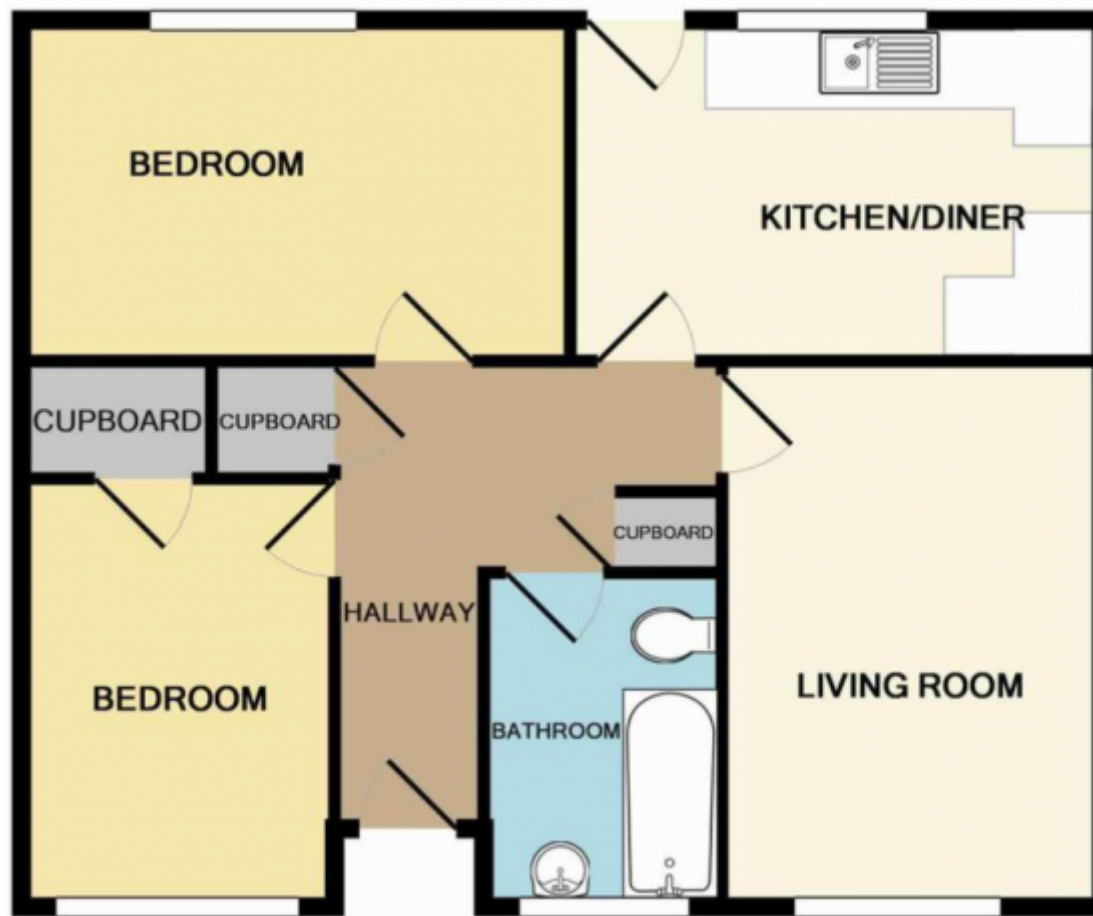
### **Outside**

The property has the advantage of a garage immediately adjacent to the garage is a further off street driveway with parking for two cars. A wooden gate opens onto the front garden mostly laid to lawn with a low timber fence surround and a shrubbery border. A pathway leads to the front door.

### **Garden**

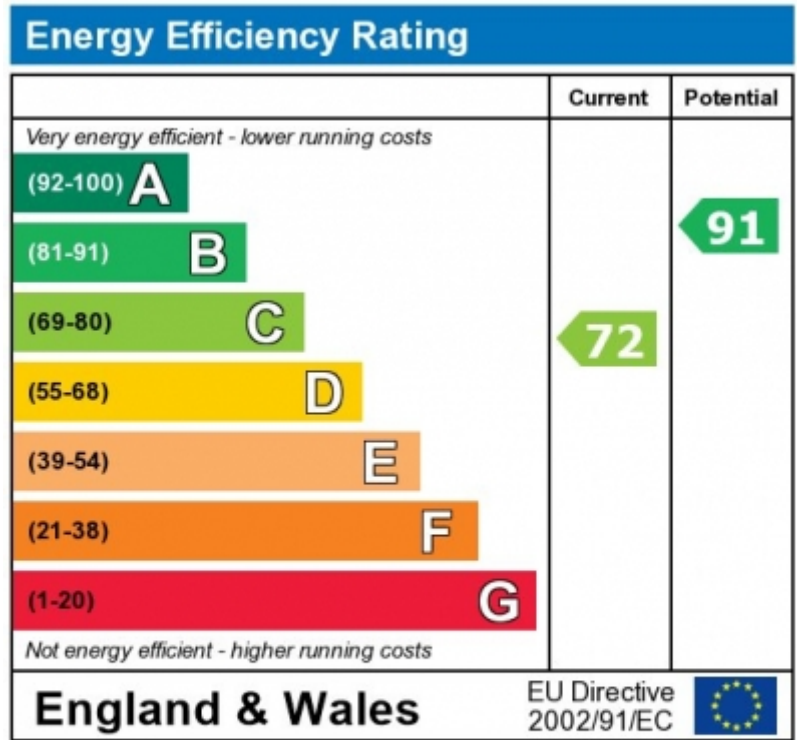
A fully enclosed rear garden with a high timber fence surround. From the kitchen/diner a double glazed opens onto a patio area ideal for alfresco dining, this then leads you onto the main area of the garden which is mainly laid to lawn there is also a gate which gives you pedestrian access to the rear of the bungalow.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



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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