



£570,000

Holmweel, Broadclyst, Exeter

Bungalow | 4 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



[www.rightathomeexeter.com](http://www.rightathomeexeter.com)





# Step Inside

---

## Key Features

- Spacious Detached Bungalow with Adjoining Self-Contained Annexe
- Bright & Spacious Front Aspect Living Room
- Beautiful & Modern Kitchen / Diner
- Three Bedrooms (One With En Suite)
- Annex Includes Living Room with Kitchenette, Bedroom & Shower Room
- Level Front & Rear Gardens
- Parking For 4 Cars, Possibly More!
- Popular Broadclyst Village Location
- Close Proximity To Excellent Transport Links, Schools & Amenities

## Property Description

\* IMPRESSIVE DETACHED BUNGALOW \* THREE/FOUR BEDROOMS\* SELF CONTAINED ANNEXE \* SPACIOUS LIVING ROOM \* BEAUTIFUL KITCHEN/DINING ROOM \* EN-SUITE SHOWER ROOM \* BATHROOM \* GARDEN \* OFF ROAD PARKING WITH PARKING FOR AT LEAST 4 CARS \* ANNEXE FEATURES - LIVING ROOM \* KITCHENETTE \* BEDROOM \* SHOWER ROOM \*

## Main Particulars

Welcome to your dream home in the idyllic village of Broadclyst, Exeter. Nestled in the heart of nature, this stunning immaculate detached bungalow offers the perfect sanctuary for families and couples alike.

This three/four bedroom property comes complete with an self contained annexe and has a separate entrance, providing extra living space for guests or teenagers seeking a bit of independence. As you step inside, you'll be greeted by a spacious living room with dual aspect French doors, allowing natural light to flood the space. The contemporary kitchen/dining room overlooks the rear garden, showcasing high gloss matching units and integrated Neff appliances for all your culinary needs.

With three bedrooms, including a master ensuite, and a separate annex featuring its own bedroom, shower room and amenities, there is plenty of space for everyone to unwind and relax. Outside, the property boasts a driveway with parking for six cars and a beautiful garden with a level lawn, flower and shrub borders, and a sizable decked patio areas - perfect for outdoor gatherings and alfresco dining.

Broadclyst itself offers a charming array of amenities, including a post office/village store, two pubs, a church, and a sports center. The village is also home to well-regarded primary and secondary schools, ideal for families looking to settle down in a close-knit community. For those seeking urban delights, Exeter is just a stone's throw away, with its bustling shopping center, top-notch restaurants, and excellent schools.

Don't miss out on the opportunity to make this breathtaking property your own. Book a viewing today and start envisioning the life of luxury and tranquility that awaits you in Broadclyst. Come and experience the magic for yourself.

Council Tax Band: D

Tenure: Freehold

**Living Room** w: 5.46m x l: 4.19m (w: 17' 11" x l: 13' 9")

**Kitchen / Dining Room** w: 7.05m x l: 2.95m (w: 23' 2" x l: 9' 8")

**Utility** w: 1.73m x l: 2.96m (w: 5' 8" x l: 9' 9")

**Bedroom 1** w: 3.55m x l: 4.17m (w: 11' 8" x l: 13' 8")

**En-suite Shower Room**

w: 1.69m x l: 2.37m (w: 5' 7" x l: 7' 9")

**Bedroom 2** w: 3.67m x l: 2.89m (w: 12' x l: 9' 6")

**Bedroom 3** w: 2.25m x l: 2.95m (w: 7' 5" x l: 9' 8")

**Annex / Bedroom 4** w: 5.01m x l: 4.9m (w: 16' 5" x l: 16' 1")







### Floor Plan

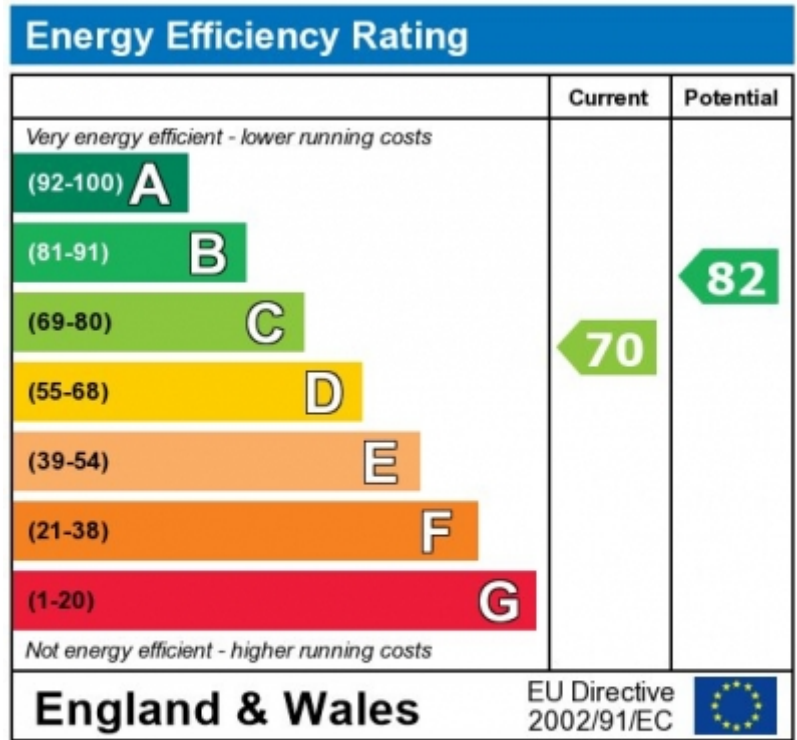
Floor area 126.0 m<sup>2</sup> (1,356 sq.ft.)

**TOTAL: 126.0 m<sup>2</sup> (1,356 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)

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

Telephone: Landline:- 01392 469333



[www.rightathomeexeter.com](http://www.rightathomeexeter.com)