



Beare Square, Broadclyst, EX5

**Guide Price £300,000**





*Charming Cottage in Broadclyst*



Monday Mup!  
Tuesday Tigh  
Wednesday Wey?  
Thursday Ho  
Friday We Made It!  
Saturday Weekend  
Sunday Crump

LIFE IS SHORT  
*Look the hood*

# Key Features

- Two Double Bedroom Character Cottage
- Stylish Farm Style Modern Kitchen
- Sitting Room with Feature Fireplace and Log Burner
- Generous Rear Garden
- Utility Room
- Period Features Throughout
- Double Glazed Windows
- Rear Access
- Walking Distance To Public Transport
- Easy Access To Schools & Nearby Forests









This charming end of terrace house in Beare Square, Broadclyst, offers a delightful blend of period features and modern amenities. Featuring two double bedrooms, this character cottage boasts a stylish farm-style modern kitchen and a sitting room with a feature fireplace and log burner, perfect for cosy evenings.

The property includes a generous rear garden, ideal for outdoor activities or relaxing in the sun. A utility room adds convenience to your daily routines, while double glazed windows ensure comfort throughout the year. Rear access provides additional practicality for residents.

Located within walking distance to public transport, this home offers easy access to local schools and nearby forests, making it an excellent choice for families or nature enthusiasts. The area of Broadclyst is known for its community feel and historic charm, providing a wonderful setting for your new home.



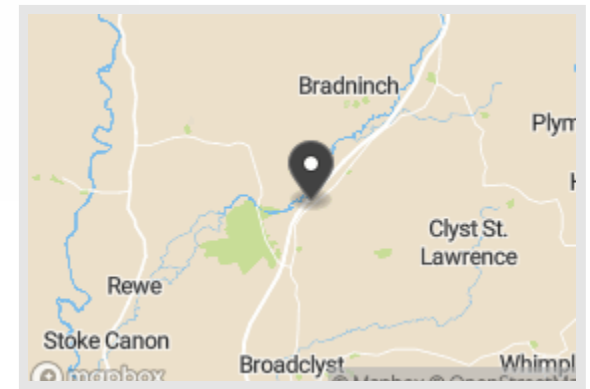
With its combination of character and modern living, this cottage won't stay on the market for long. Contact Smart Estate Agent Ltd today to arrange a viewing and make this wonderful property your new home.











Approx Gross Internal Area  
94 sq m / 1012 sq ft



Ground Floor  
Approx 53 sq m / 571 sq ft

First Floor  
Approx 41 sq m / 442 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.

**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**