



£424,950

4 Heath Cottages,  
Woodbury View, Broadclyst, Exeter, EX5 3HL



01395 265530



**Newly built semi-detached cottage style house with lovely rural views, on the edge of this popular village.**

**Sitting Room, Kitchen/Dining Room, Utility Room, Cloakroom,  
3 Bedrooms - Master En-Suite, Family Bathroom.  
Front And Rear Gardens. Parking For Two Cars.**

**INTERNAL FLOOR AREA Extending to c. 115sqm / 1237sq ft**

#### **LOCATION**

Situated around five miles from the Cathedral city of Exeter and on the fringes of this very popular village, Broadclyst is surrounded by National Trust land and has many amenities including a post office/village store, two public houses, a church and sports centre, along with well-regarded primary and secondary schools. Exeter has good private and public schools, the Princesshay shopping centre, a red brick university, excellent restaurants, an international airport as well as a mainline railway station offering a link to London Paddington in just over 2 hours. Junctions to all major roads are also within easy reach.

#### **ACCOMMODATION COMPRISES:-**

##### **ENTRANCE PORCH**

Covered opaque glazed door to the entrance hall. Downlighters. Underfloor heating. Oak doors leading off to

##### **CLOAKROOM**

White duravit suite comprising enclosed flush low level WC. Wall hung wash hand basin with mixer tap in tiled splash back. Fitted mirror Downlighters. Extractor fan. Under floor heating.

##### **SITTING ROOM 20' 8" (6.30m) x 11' 2" (3.40m)**

Double glazed window to the side and rear. Large double glazed sliding patio doors leading out on to the rear garden. Downlighters. Underfloor heating.

##### **SPACIOUS KITCHEN/DINING ROOM 20' 8" (6.30m) x 19' 5" (5.92m)**



**KITCHEN AREA** Two double glazed windows to the front and one to the side. Worktop surfaces with matching splash backs with inset 1½bowl stainless steel sink with drainer and mixer tap. Fitted AEG ceramic hob with glass splash back. Cupboards and drawers under. Integrated AEG dishwasher. Pull-out bin unit. Fridge freezer. Stainless steel fronted AEG double oven. Matching wall mounted cupboards with cooker hood and under lighting.

**DINING AREA** Double glazed window to the side. Stairs leading up to the first floor. Built in under- stairs cupboard. Door to the sitting room and door to:-

**UTILITY ROOM 4' 8" (1.73m) x 4' 11" (1.50m)**

Matching worktop surfaces with splash backs. Inset stainless steel sink with drainer and mixer tap. Fitted washing machine and dryer. Cupboard storage. Downlighters. Extractor fan.

**FIRST FLOOR LANDING** Radiator. Oak doors leading off to:-

**BEDROOM 1 16' 3" (4.95m) x 14' 5" (4.39m)**

Two double glazed windows to the front with views over the fields. Radiator. Built in airing cupboard housing mains pressure hot water cylinder. Door to:-

**EN-SUITE BATHROOM 10' 2" (3.10m) x 6' 3" (1.91m)**

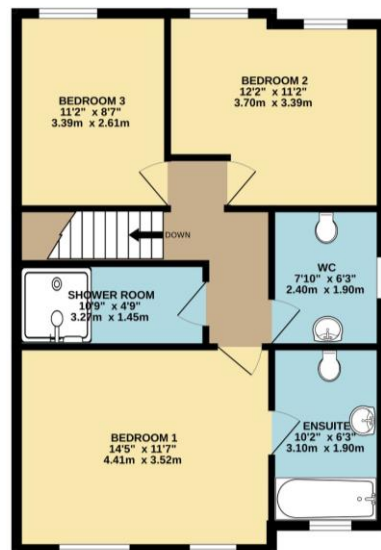
Modern white suite comprising panelled bath in tiled splash back with mixer shower tap. Duravit enclosed flush wall hung WC. Wall hung wash hand basin with mixer tap in tiled splash back. Tiled shelf. Chromed runged radiator. Downlighters. Fitted back lit mirror. Shaver point. Extractor fan. Opaque double glazed window to the front.

**BEDROOM 2 12' 2" (3.71m) x 11' 2" (3.40m)** Two double glazed windows to the rear. Radiator.

**BEDROOM 3 11' 2" (3.40m) x 8' 7" (2.62m)** Two double glazed windows to the rear. Radiator.

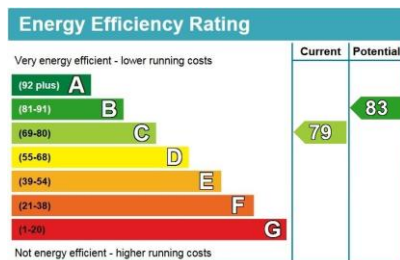
**FAMILY BATHROOM 7' 10" (2.39m) x 6' 1" (1.85m)** Modern white suite comprising panelled bath in tiled splash back with mixer shower tap. Duravit enclosed flush wall hung WC. Wall hung wash hand basin with mixer tap in tiled splash back. Tiled shelf. Chromed runged radiator. Downlighters. Fitted back lit mirror. Shaver point. Extractor fan. Opaque double glazed window to the side.





TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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## OUTSIDE

To the front of the property is a gravelled parking area for 2 cars. To the rear is a paved patio with side access and steps leading up to a level lawned garden with a fence enclosure.

## PARKING Two vehicles

## SPECIFICATIONS

- Insulation to levels not built before
- Air Source Heat pump to provide hot water for heating and bathrooms
- Mechanical Ventilation and Heat Recovery to manage fresh air in the houses
- Underfloor heating throughout
- Panel doors with chrome door furniture
- Fully integrated kitchens with AEG appliances
- Bathrooms by Mayflower Bathrooms fully tiled, Duravit sanitaryware and Grohe taps shower valves
- Engineered oak flooring to the ground floor
- Carpeting to the first floor
- Electric Vehicle charging points
- Photovoltaic panels to help provide electricity to the houses
- Fibre to the house internet connections

## DIRECTIONS

From the City centre, proceed through Pinhoe towards Broadclyst on the B3181. On entering Broadclyst, turn right onto Station road and then continue straight on. At the right hand bend by Clyst Vale Community College, take the left lane (effectively continuing straight on). The property is situated just after Woodland Road on your left.

## Sat Nav EX5 3GZ

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## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

