



## Semi-Detached HOME

CHECK OUT this semi-detached home with 2/3 bedrooms, a modern kitchen, spacious sitting room/dining room, shower room, cloakroom, enclosed rear garden and garage on the outskirts of Broadclyst Village, only a short distance from Pinhoe, Cranbrook and Exeter.

17 Longmeadow | Exeter | EX5 3JF







PROPERTY TYPE

Semi-Detached House



SIZE

906 sq ft



LOCATION

Village



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Radiators



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

56D



COUNCIL TAX BAND

C



### in a nutshell...

- 2/3 Bedrooms
- Sitting Room/Dining Room
- Modern Kitchen
- Shower Room and Cloakroom
- Garage
- Enclosed Rear Garden
- Village location and Countryside Views
- Easy access to M5, Exeter & A30
- Leasehold with Share of Freehold







## the details...

Nestled in a quiet cul-de-sac on the outskirts of Broadclyst, this beautiful home enjoys countryside views and a wonderfully peaceful setting.

A paved pathway leads through the front lawn to the front door which opens into the welcoming entrance porch and onwards to a bright, spacious hallway with a staircase rising to the first floor.

Situated at the front of the home, the contemporary kitchen is immaculately presented with sleek white units, wooden countertops, and coordinating white tiled flooring. It's fully equipped with an electric oven, induction hob, extractor fan, dishwasher, and washing machine, along with ample space for a fridge/freezer. The sitting room is generously proportioned with plenty of space for a sofa and a dining room table and the window to the front of the property and sliding doors to the rear garden flood the space with natural light.

Completing the ground floor is the dining room and contemporary shower room. The shower room stylishly finished with floor-to-ceiling tiling, a rainfall shower, WC, wash basin, and heated towel rail. The spacious dining room features french doors that open onto the rear garden and offers flexibility of use, easily doubling as a third bedroom if required.



the floorplan...

Approximate Gross Internal Area 906 sq ft - 85 sq m  
(Excluding Garage)

Ground Floor Area 609 sq ft – 57 sq m

First Floor Area 297 sq ft – 28 sq m

Garage Area 126 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Upstairs, the master bedroom features a built-in wardrobe and enjoys picturesque views across the surrounding countryside. There is a further well-proportioned bedroom and a neatly presented WC. From the landing, a walk-in airing cupboard provides practical storage, with an internal door offering access to useful eaves and loft space.



To the rear, the beautifully landscaped garden features a generous patio area, perfect for outdoor furniture and alfresco entertaining, as well as a neatly maintained lawn. This private setting is the perfect place to enjoy the views across the surrounding countryside. A side gate provides convenient access to the front of the property and to the garage, which is situated within a block of three.

Tenure - Leasehold with share of freehold  
Council Tax Band C

Leasehold charges: We have been advised by our client they currently pay £93 per month for water usage, communal sewage charges via a septic tank & estate grounds maintenance including these properties front garden area.



Agents note - The Leasehold Title Register states that the owner of the property is "not to use any part of the land hereby transferred for the storage or parking of any boat or caravan."









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