

Brookdale Quarry Lane Exeter, EX2 5JR

Burgoyne's are proud to be listing this landmark 4 bedroom detached house which we understand was rebuilt in 1910 and is now on the market for the first time in over 50 years. A cottage used to occupy the same site (see historical pictures included). Currently offered in dated condition and arranged with lounge and study at the front, an extended lounge/diner/family room wrapping behind the kitchen and a former garage converted into a 4th sizeable reception room, this versatile property presents exciting development opportunities.

Ideas already being suggested include home clinic and waiting room with toilet already in place, ground floor annex or teenagers lounge. A first floor extension maybe possible subject to planning permission and the 4th reception room could be reinstated as a garage.

The property comes with a carport on the opposite side of the house and a good size garden lies to the rear.

Standing in a prominent cul-de-sac with excellent access to all major roads and transport links this property has the potential as a well-placed family home close to schools and bus stops or a sizeable investment property for the rental market.

Strong interest anticipated and early viewings recommend.

Guide Price £290,000

Brookdale Quarry Lane

Exeter, EX2 5JR



- NO ONWARD CHAIN
- Studio with Separate WC
- 4 Double Bedrooms
- Residents' On Street Permit Parking
- Entrance Vestibule & Hall
- Kitchen
- uPVC Double Glazing
- 3 Reception Rooms
- Utility/Shower Room WC
- Sizeable Garden & Carport

Entrance Vestibule

Kitchen

Entrance Hall

10'4" x 8'11" (3.15m x 2.74m)

14'4" x 3'4" (4.38m x 1.04m)

Utility/Shower Room

7'6" x 5'1" (2.30m x 1.57m)

Lounge

12'4" into bay x 10'5" (3.77m into bay x 3.19m)

On The First Floor

Inner Hall Area

Landing

Cloakroom/WC

Bedroom 1

Studio

12'10" x 10'4" (3.92m x 3.17m)

18'8" x 9'6" (5.70m x 2.92m)

Bedroom 2

Study

11'10" x 10'5" (3.61m x 3.18m)

12'3" into bay x 10'4" (3.75m into bay x 3.16m)

Bedroom 3

10'3" x 8'11" (3.13m x 2.73m)

Lounge/Diner/Family Room

Bedroom 4

19'5" x 16'7" (5.92m x 5.06m)

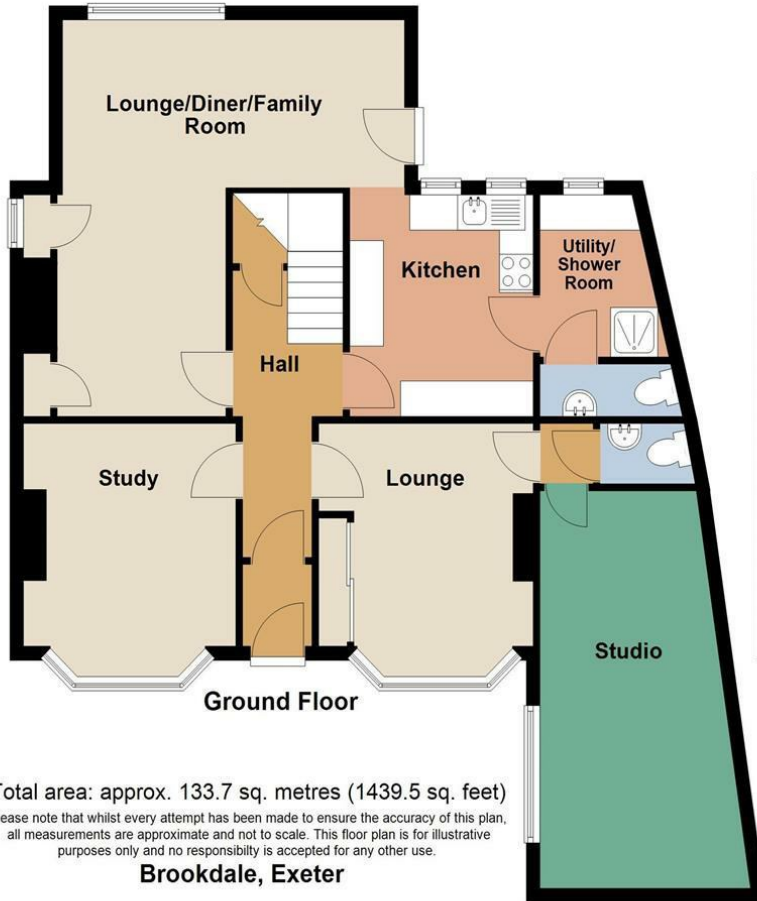
10'3" x 9'9" (3.13m x 2.99m)



[Directions](#)



Floor Plan



Total area: approx. 133.7 sq. metres (1439.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

Brookdale, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	