



Connells

West End Road
Bradinch Exeter

West End Road Bradninch Exeter EX5 4QW



Property Description

This is a large detached house situated in the middle of Bradninch town, built around 1900c. On the ground floor is a large lounge with double doors to the garden and exterior, and a large dining room with a stone surround fireplace.

The kitchen is amply fitted with cupboards and work surfaces, doors to outside and hallway, fittings for a clothes dryer, dishwasher and washing machine. The hallway accommodates a Combi Boiler and the staircase to the first floor. The first floor has a hallway, which allows access to three good sized double bedrooms, a large bathroom with hydro bath/WC and a further shower room/WC and a small office/study, it also allows access to the two attics, one of which could easily be converted into a further two bedrooms with necessary permission. The views from the first floor towards the countryside are amazing in all types of weather. The outside has room for up to ten plus cars on the drive, plus room in the double garage. The garden area is very large, with a grassed area at the top and steps descending down three tiers to the bottom. Next to the grassed area is a purpose built barbeque and seating area, and also situated in the garden is a 36 foot long two bedroomed static caravan. The property is served by mains gas, electricity, water and sewage. This property needs to be looked at to be appreciated and could be easily improved upon. The town of Bradninch itself is steeped in history, with connections to Daniel Boone the American frontiers man.

Entrance Hall

Double glazed obscured door to front, wall-mounted Combi boiler, under stairs cupboard, wall mounted radiator. Door to kitchen and dining room, stairs to first floor.

Living Room

19' 6" x 15' (5.94m x 4.57m)

Double glazed patio doors and window to side. double glazed rear aspect window, double glazed obscured rear aspect window, two wall mounted radiators.

Dining Room

11' 6" x 15' 9" (3.51m x 4.80m)

Double glazed side aspect window, fireplace with open fire, two wall mounted radiators.

Kitchen

11' 5" exc bay x 10' 4" (3.48m exc bay x 3.15m)

Double glazed front aspect square bay window, double glazed obscured door to side, wall and base units, work surfaces, gas cooker point with extractor over, plumbing for dish washer, plumbing for washing machine, space for dryer, space for fridge and freezer, laminate flooring, wall mounted radiator.

Landing

Double glazed obscured side aspect window, laminate flooring, access to loft, wall mounted radiator.

Bedroom 1

10' 5" x 11' 4" exc bay (3.17m x 3.45m exc bay)

Double glazed front aspect square bay window, wall mounted radiator.

Bedroom 2

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed side aspect window, laminate flooring, wall mounted radiator.

Study

7' 5" x 7' 1" (2.26m x 2.16m)

Previously bedroom 3. Laminate flooring. Leading to...

Inner Hallway

Double glazed obscured side aspect window, access to loft.

Bathroom

10' 7" x 6' 10" (3.23m x 2.08m)

Double glazed side aspect window, hydro bath. low level toilet, bidet, wash hand basin, tiling, tiled flooring, wall mounted radiator.

Shower Room

5' 7" x 4' 10" (1.70m x 1.47m)

Double glazed obscured side aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, wall heater.

Bedroom 4

11' 10" x 15' max (3.61m x 4.57m max)

Double glazed rear aspect window with open views, double glazed side aspect window, built-in wardrobes, wall mounted radiator.

Parking

Driveway parking for approximately 18 vehicles.

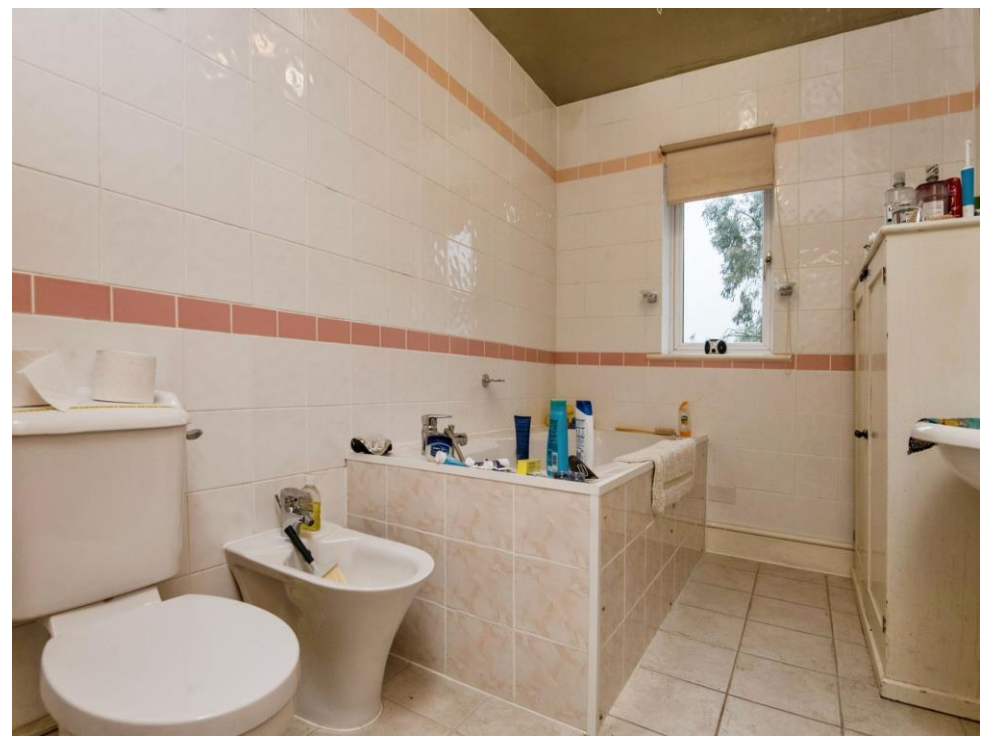
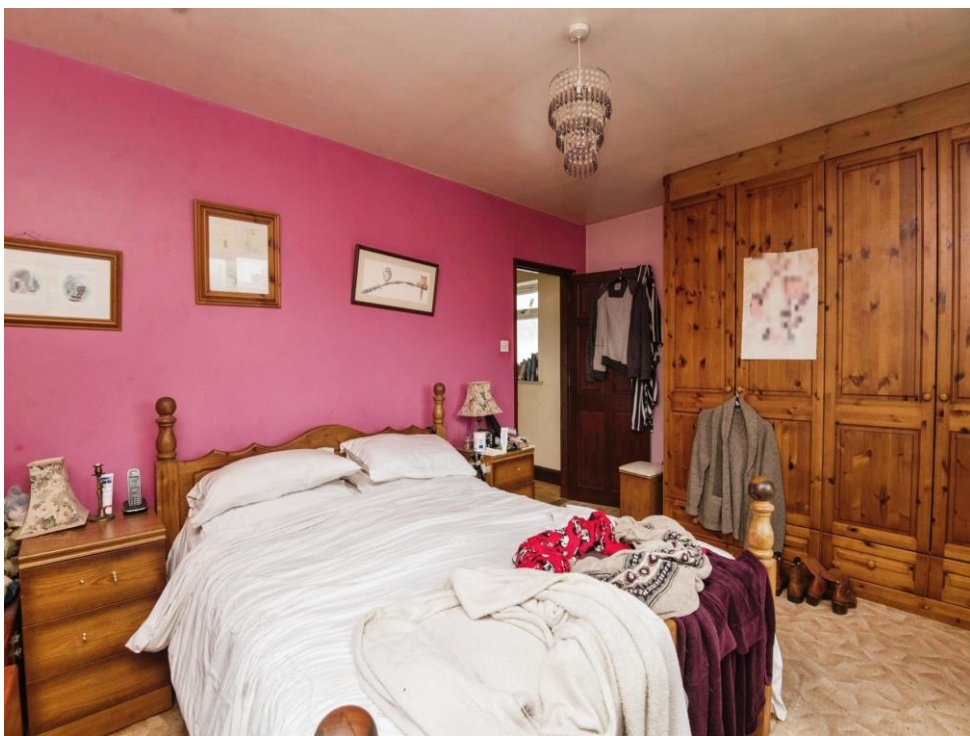
Double Garage

Not inspected.

Garden

Lawned area with a variety of trees, including palm trees. Further tiered areas, pond, tap. Static caravan on site.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: D

Tenure: Freehold

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