



19, Longmeadow



STAGS

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Broadclyst, Exeter, EX5 3JF

Exeter City centre (7.7 miles), Exeter Airport (4.7 miles)

A stylish, well presented 3 bedroom link-detached house with garage and garden with lovely rural views.

- 3 bedroom link-detached house
- Ground floor bedroom
- No onward chain
- Rural location
- EPC: D
- Adaptable accommodation
- Garden overlooking a neighbouring orchard
- Garage and parking
- Council Tax Band: C
- Leasehold: 999 years from July 2004

Guide Price £280,000

SITUATION

Longmeadow is a small development set in the grounds of Hay House on the edge of the popular village of Broadclyst. Broadclyst is a conveniently situated village, within an easy commute of Exeter, with an active community and an excellent range of amenities and day to day facilities, including churches, pubs, Post Office and stores, well-regarded primary school as well as Clyst Vale Community College secondary school. Both Killerton House and Ashclyst Forest, which are owned by the National Trust, are located nearby and offer wonderful recreational areas for riding, cycling and walking.

DESCRIPTION

19 Longmeadow is a well presented link-detached 3 bedroom home presented in good condition throughout. On the ground floor is a spacious sitting room and a downstairs bedroom whilst on the first floor are two further bedrooms and a bathroom. Outside, to the rear is a well stocked courtyard garden overlooking an orchard and to the rear is a garage with parking space in front.



ACCOMMODATION

To the front of the house is a porch with a door opening into the hallway. Stairs rise to the first floor and on the left is a modern kitchen recently fitted with a white fronted range of base, wall and drawer units with an electric cooker and space for a dishwasher and fridge freezer. Further along the hallway, on the left is a spacious sitting room with a feature fire place and sliding patio door leading out to the garden. Also on this floor is a stylish shower room and at the end of the hall and ground floor bedroom with a window looking over the garden.

On the first floor, at the top of the stairs, straight ahead is a bathroom, on the right a good sized bedroom with dressing area and window to the rear overlooking the orchard, and on the left another bedroom with a door into a storage cupboard.

OUTSIDE

To the rear is a good sized patio garden with a number of raised beds, timber summer house and a gate giving access to a parking area in front of the garage. There are lovely views looking over a neighbouring Orchard with a South Easterly aspect.

SERVICES

Current Council Tax: C

Utilities: Mains electric and water

Drainage: Shared sewage treatment plant

Heating: Individual modern electric heaters

Tenure: Leasehold - 999 years from July 2004

Standard Broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

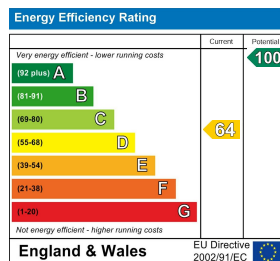
From Exeter head North out of the City along the B3181 towards Pinhoe and Broadclyst and on reaching Broadclyst continue through the village passing the turning for The Red Lion and the Primary School. On leaving the village take the second turning on the right by the Hay House Nursing home sign and after 1/4 mile turn left into Hay House Nursing Home. Follow the drive to the top and Longmeadow is straight ahead.

AGENTS NOTE

The vendor advises there is a service charge of £94 per month which includes grounds maintenance, sewage treatment, water rates and management company fees. Tenure. Leasehold (999 years) from July 2004.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



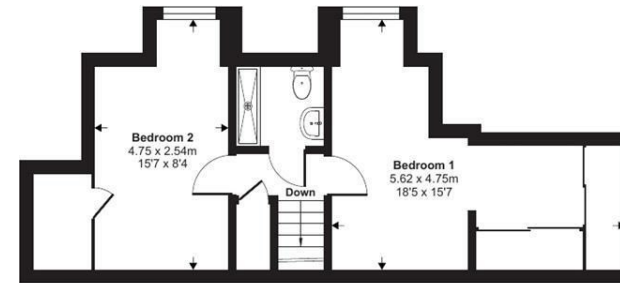
21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

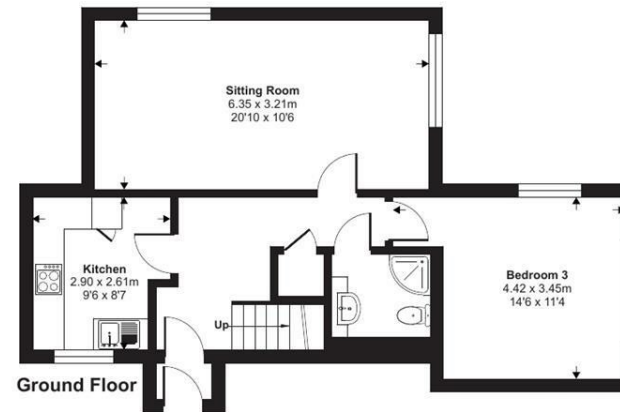
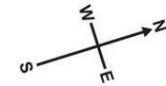
01392 255202

Approximate Area = 1022 sq ft / 94.9 sq m (excludes garage)

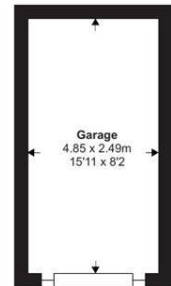
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First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Stags. REF: 1216934



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