



Heather Cottage



# Heather Cottage

Broadclyst, Exeter, EX5 3HZ

A charming 3 bedroom semi-detached cottage on the market for the first time in many years, with a delightful garden, outbuildings and driveway parking.

- No onward chain
- Driveway parking and garage
- Scope for improvement
- Edge of Broadclyst
- Freehold
- Delightful mature garden
- 3 bedrooms
- Lovely rural location
- Council Tax Band: D
- EPC: G

## Guide Price £425,000

### SITUATION

This charming cottage is located in a small hamlet with beautiful views over neighbouring countryside 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 Cyst 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

Heather Cottage is a picturesque period home that has been in the same ownership for many years and would now benefit from some modernisation but offers a huge amount of potential for a buyer looking to establish a lovely home. The property has accommodation arranged over three floors and benefits from two reception rooms and the bathroom on the ground floor, two bedrooms on the first floor and one at the top. The garden is a fantastic feature of the house, well stocked with an abundance of established flowers and trees and there is a driveway for parking and a garage.



## ACCOMMODATION

From the driveway, a door open into an entrance porch. On the left, a door leads into a utility room with a door into a W.C and on the right, a door opens into the dining room with windows to the front and side and a stone fire place. There is a kitchen which would benefit from some modernisation and fitted with a range of base, wall and drawer units with a stainless steel sink and drainer unit and space for a electric cooker and washing machine. An opening leads into the sitting room and there is a door into a bathroom which is fitted with a panel bath and hand wash basin. The sitting room is a good size with two windows to the front, a number of exposed wood beams and a wood burner set in a good sized fireplace with exposed stone. There is a staircase rising to the first floor and a door to an understairs cupboard. On the first floor, leading off the landing are two double bedrooms, one with a hand wash basin and both enjoying lovely views over nearby fields. A staircase rises to the second floor where there is a third bedroom and access into an eaves storage area.

## GARDENS

A real feature of the house is the garden, which is a good size and very well stocked with a variety of mature shrubs, plants and trees. From the lane, a gate gives access to a driveway providing parking for a number of cars which leads to the house. The majority of the garden is laid to lawn with a number of different areas for sitting. To the front, a gate gives access into the road with a lawn to the side, bordered by a hedge and attached to the house is a garage and an under cover seating area. Beyond is additional garden and a garden shed where this area has lovely views over fields to the rear.

## SERVICES

Current Council Tax: D

Utilities: Mains electric and mains water

Drainage: Private septic tank

Tenure: Freehold

Heating: Wood burner in the living room and electric oil radiators

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

## AGENTS NOTE

The vendors advise that the property has flooded between 1997 and 2002, however the Environment Agency designed and implemented the "Burrow Flood Defence" system in 2008 including raising the highway, fields and installing drain traps and the property has not flooded since.



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.



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

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

exeter@stags.co.uk  
01392 255202

