



16, Broadway



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St. Thomas, Exeter, Devon EX2 9LU

Exeter Cathedral (1.4 miles) St Thomas train station (0.9 miles)

An extended and beautifully updated three-bedroom semi-detached home, situated in the sought-after St Thomas area of Exeter.

- Recently renovated and extended
- Underfloor heating
- Garage
- Popular residential area
- Council tax band: D
- High specification
- Off road parking
- Large family room
- EPC: C(72)
- Freehold

Guide Price £450,000

SITUATION

The property boasts a prime location close to local amenities, well-regarded schools, and excellent transport links. The vibrant city centre, offering an extensive array of shops, restaurants, and leisure facilities, is just a short distance away, while the picturesque parks and green spaces nearby provide perfect opportunities for outdoor activities. Exeter benefits from two mainline railway stations, offering convenient connections to London Paddington and Waterloo. St Thomas is also just a stone's throw from the lively Exeter Quayside, where you can enjoy an abundance of shops, restaurants, cafés, pubs, and sporting activities, making it an ideal spot for both relaxation and recreation.

DESCRIPTION

This beautifully extended three-bedroom, semi-detached home, located in the sought-after St Thomas area, offers a perfect blend of modern style and practicality. The property has been thoughtfully enhanced by the current owners to create a stunning kitchen/diner/family space at the heart of the home, complete with high-spec finishes and an abundance of natural light. Additional features include a spacious sitting room, utility room and downstairs WC, ensuring convenience for modern living. Upstairs, three well-proportioned bedrooms provide bright and spacious accommodation. Externally, the property benefits from off-road parking, a garage, and a generous garden, making it ideal for families or entertaining.



ACCOMMODATION

The entrance porch offers a practical space to store coats and shoes before entering the home. The light and airy entrance hall is enhanced by stylish wooden flooring and a staircase leading to the first floor. To your left is the cosy sitting room, featuring soft carpet flooring, creating a perfect space for relaxation. At the end of the hallway, the property opens up into an impressive open-plan kitchen/diner/family room. This standout space boasts vast bi-folding doors that seamlessly connect to the rear garden, creating an ideal setting for entertaining. The high-quality kitchen is equipped with a range of integral appliances, underfloor heating and a large skylight floods the area with natural light. There is a convenient downstairs WC and separate utility room, ideally completing the ground floor. The first floor features three well-proportioned bedrooms, each offering ample space and versatility. These are complemented by a modern, fully equipped family bathroom, finished to a high standard.

OUTSIDE

The front of the property boasts a generous driveway, providing ample off-road parking and access to the integral garage and store. To the rear, you'll find a spacious garden, primarily laid to lawn, offering plenty of space for outdoor activities. A large patio area provides the perfect spot for al fresco dining and entertaining.

SERVICES

Current Council Tax: D
Utilities: Mains electric, water, gas and broadband
Heating: Gas central heating
Drainage: Mains drainage
Tenure: Freehold
Standard, Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

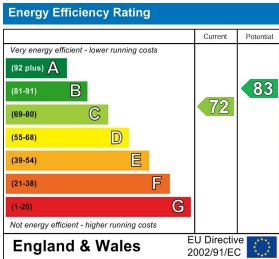
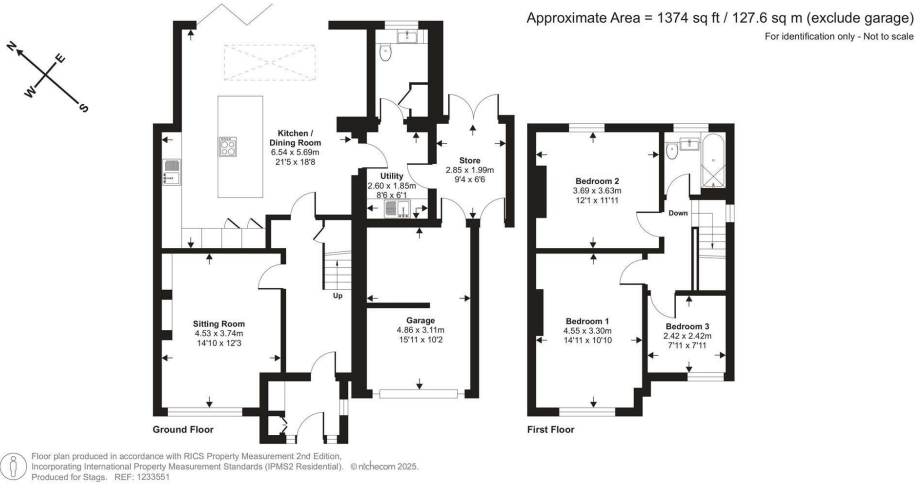
Heading out of Exeter city centre, proceed south-west on Western Way. At Exe Bridges, take the second exit at the roundabout onto Cowick Street. Continue straight ahead until you reach the crossroads. At the traffic lights, turn left onto Cowick Lane. Follow Cowick Lane for approximately half a mile, then turn right onto Broadway.

AGENT NOTES

The vendor has advised there are historic covenants over the land from when the properties were first built.



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.



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