



Barns Close, Bradninch Exeter EX5 4QJ

welcome to

Barns Close, Bradninch Exeter

An exceptional detached family residence, offering a modern kitchen, lounge/diner and conservatory. Four bedrooms, master with ensuite & family bathroom. Picturesque setting overlooking the culm valley. Owned solar panels helping with your energy costs. Enclosed garden, garage & off road parking.

Description

Tucked away in a cul de sac on the edge of the charming Duchy town of Bradninch, is this beautifully presented four, bedroom home. Hugely benefiting from owned solar panels, providing you with the gift of free electricity and a more sustainable lifestyle. This property enjoys views of the surrounding countryside, creating a tranquil backdrop for family living.

Entering the home, you are greeted by an entrance hall, the ground floor features a modern kitchen that flows seamlessly into a large sitting/dining room, perfect for family gatherings and entertaining guests. Adjacent to this, a delightful conservatory allows you to soak up the sunlight while enjoying the scenic garden views. A convenient cloakroom completes the ground floor.

Ascending to the first floor, you will find four generously sized bedrooms, including a master suite that is particularly spacious and features its own en-suite shower room. The family bathroom is well-appointed and stylish.

Outside, the property benefits from ample parking for up to three vehicles, leading to a large integral garage that provides additional storage and convenience. The rear garden is enclosed, with a patio area perfect for al fresco dining, along with a well-maintained garden. Call Fox & Sons today to secure your viewing.

Entrance Hall

UPVC door to side. Stairs to first floor, radiator, understairs cupboard and telephone point.

Cloakroom

Double glazed window to front. Wash hand basin, WC radiator.

Lounge/Diner

23' 5" x 11' 11" Max (7.14m x 3.63m Max)

Double glazed window to rear. Feature fireplace, television and telephone points, two radiators, sliding doors to rear.

Conservatory

8' x 9' (2.44m x 2.74m)

Door to side.

Kitchen

11' 9" x 8' 3" (3.58m x 2.51m)

Double glazed window to front. the kitchen has a range of wall and base units with under cabinet lighting, work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, space for cooker, extractor hood, built in fridge freezer and washing machine, USB points, wall hung boiler in cupboard. Telephone point.

Landing

Stairs from ground floor, airing cupboard, loft hatch, doors to all rooms.





Bedroom One

14' 8" x 13' 8" (4.47m x 4.17m)
Two double glazed windows to front. Radiator, TV and telephone points.

En-Suite

Double glazed window to side. Wash hand basin, WC, shower cubicle, radiator, extractor fan and shaver point.

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)
Double glazed window to front. Built in wardrobes, radiator.

Bedroom Three

11' 4" x 7' 11" (3.45m x 2.41m)
Double glazed window to rear. Built in wardrobes, radiator.

Bedroom Four

8' 8" x 6' 8" (2.64m x 2.03m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower over, shaver point, extractor fan, radiator.

Loft Space

The loft is boarded with lighting.

Front Garden

To the front of the property there is a patio, water tap and side access to the rear.

Rear Garden

The rear garden is fully enclosed and tiered with a patio area, artificial grass, power points and side access to the front.

Garage

The integral garage has power and lighting. Electric door.

Parking

Driveway parking.

Services

Mains electric, gas, water, and drainage.

Council Tax Band E

Solar Panels

This property benefits from solar panels. These are owned by the property and provide free electricity during the day. The owner of the property received an income of approx £300 in 2023. For more information contact Fox & Sons

Location

Bradinch is a popular Duchy Town which benefits from a good range of local amenities. Including a post office, shops, public houses, doctor's surgery, recreation facilities and churches. There is a regular bus service through the town to both Tiverton and Exeter. A primary school which Ofsted rated as 'Outstanding'. There are two Secondary schools close in Cullompton and Clyst Vale Community College, both schools are rated by Ofsted as 'Good'. Junction 28 of the M5 Motorway is within 3 miles, along with Tiverton Parkway Station which has fast trains to London Paddington taking about 2 hours. Exeter International Airport is readily accessible via the M5 and A30.

Office Hours

Monday - Friday 9am- 6pm
Saturday- 9am- 4pm
Sundays - Closed



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welcome to

Barns Close, Bradninch Exeter

- Detached Four Bedroom Home
- Fitted Kitchen
- Spacious Lounge/Diner & Conservatory
- Enclosed Rear Garden
- Driveway & Garage

Tenure: Freehold EPC Rating: B

offers in excess of

£385,000



Ground Floor



First Floor

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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