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21 Elm Close, Broadclyst, Devon, EX5 3LT



SOUTHGATE
— ESTATES —

£325,000





21 Elm Close, Broadclyst

We are pleased to present to the market this well-maintained spacious family home, located in the popular village of Broadclyst. The property benefits from a garage and driveway to the front, as well as enclosed gardens to the front and rear. Internally, the accommodation briefly consists of an entrance porch and hallway, a kitchen, downstairs cloakroom and open-plan lounge diner with a garden room, as well as a multi-functional study/fourth bedroom. Upstairs are a further three double bedrooms, along with the family bathroom.

Broadclyst itself is a highly-sought after area enjoying a village store and Post Office, a doctors surgery, two pubs and a sports hall within a short walk from the property. There are also excellent primary and secondary schools, along with the National Trust's Killerton estate nearby, a popular area for woodland walks. In addition, there is a regular bus service into Exeter's city centre within close proximity to the property.



Ground Floor The front door opens into the entrance porch and hallway which provides access to each of the downstairs rooms, along with a set of stairs rising to the first floor. The kitchen contains a range of matching oak wall and base units with fitted worktops, a glass splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an eye-level oven with a separate gas hob and extractor hood, an integrated dishwasher, and space for a washing machine and a tall fridge freezer. There is also a window to the front aspect. The open-plan lounge diner is a generously-proportioned reception room with an archway opening into the garden room, creating a lovely flow between the two spaces. From the garden room, French doors open out to the rear garden. There is also a window to the rear aspect and a built-in cupboard under the stairwell. The ground floor also incorporates a convenient cloakroom which includes a close-coupled WC, a wall-mounted wash basin and a window to the front aspect. Lastly, there is a further reception room which could be used as either an office or a fourth bedroom for guests, with a window to the front aspect.



First Floor Stairs rise to the first floor landing which accommodates the remaining three bedrooms and the family bathroom. There is also a built-in storage cupboard housing the recently installed combination boiler, and a hatch to the well-insulated loft space. The master bedroom is situated to the front of the property and enjoys a window overlooking the front garden, as well as a built-in wardrobe. The second bedroom is also a double room with a window to the front aspect and ample space for storage. The third bedroom offers a window to the rear aspect with an outlook to the rear garden, along with a recessed shelf. Finally, the family bathroom comprises a pedestal wash basin, a close-coupled WC and a bath with a shower over. Additionally, there is a window to the rear aspect, built-in vanity cupboards and a heated towel rail.

Gardens, Garage & Parking The property benefits from well-established gardens to the front and rear, with the secluded, low-maintenance rear garden enjoying a southerly aspect. A patio area leads out from the garden room allowing an ideal space for outdoor seating and dining. The remainder of the garden is mostly laid to lawn with raised flowerbeds at the end incorporating a variety of mature shrubs. There is also a garden shed. The garage is serviced by power and lighting and includes a workshop space, a side door to the garden, plus an up and over door to the front leading to the parking space.

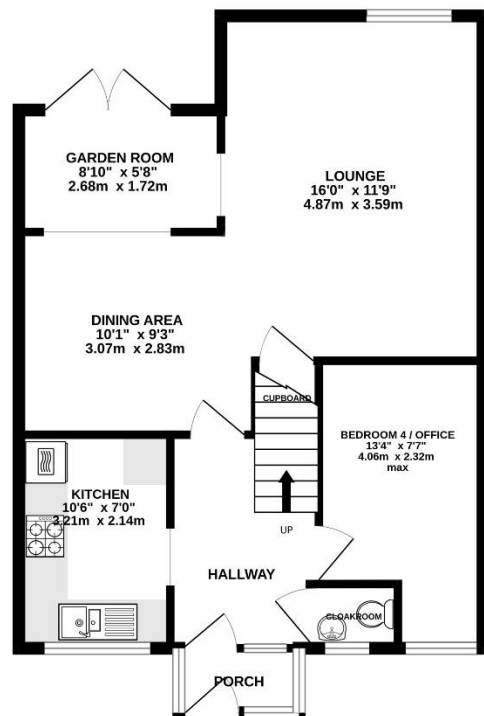
Property Information Tenure: Freehold. Council tax band: C.

How Large is this Home? (Approx) Internal Accommodation: 98.4m² / 1059.2ft² Garage: 13.1m² / 141.01ft²

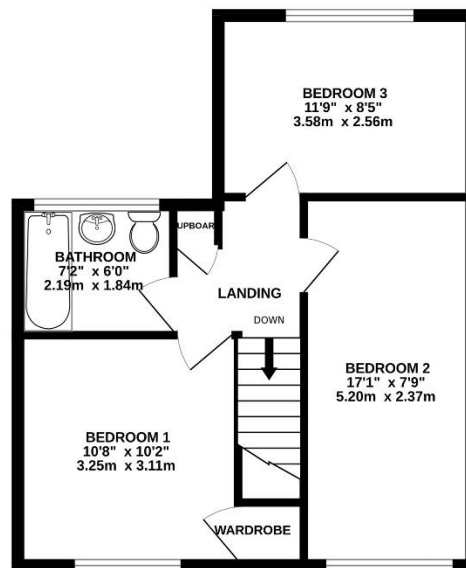
- *3/4 Double Bedrooms*
- *Terraced House*
- *Garage & Driveway*
- *South Facing Garden*
- *Open-Plan Lounge Diner*
- *Village Location*



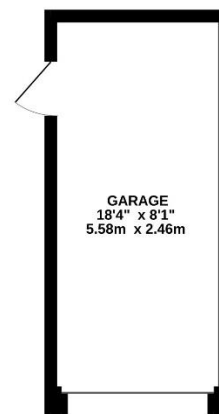
GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



GARAGE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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