



SOUTHGATE

ESTATES

Fir Tree Cottage,
Old Coach Road, Broadclyst EX5 3EZ
£245,000



End of Terrace, Character Cottage, Off-Road Parking, Enclosed Garden, Two Bedrooms, Village Location

A character end of terrace cottage situated in the popular village of Broadclyst. The cottage features a pleasant enclosed garden to the rear, along with an off-road parking space. The ground floor accommodation briefly consists of a garden room (with a large built-in cupboard), a living room with an inglenook fireplace, kitchen, cloakroom and one of the bedrooms. Upstairs is the master bedroom with ample storage, and a door to the en suite shower room.

The village itself boasts highly regarded primary and secondary schools, as well as a village shop, a parish church, two local pubs, a village hall and a doctors surgery. With good bus links into Exeter and the surrounding area, Broadclyst also offers easy access to the motorway and airport, the beautiful National Trust Killerton House and Estate, and Ashclyst Forest.





Ground Floor The front door opens to the pleasant sun room which provides space for seating to admire the garden, with windows to the rear and side aspects. A further door leads into the living room, and there is also a large storage cupboard, which currently provides space for a freezer.

The living room is well-proportioned and boasts an abundance of period features, including exposed beams and an inglenook fireplace with a log burner. There is also built-in storage, a window to the side aspect and stairs to the first floor.

A door opens into the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, plus space for a washing machine, a fridge and a dishwasher. A window faces the side aspect and doors open to the cloakroom and one of the bedrooms.

The bedroom on the ground floor is complemented by windows to both side aspects, allowing a good degree of natural light. There is also a recess with a shower cubicle.



First Floor Stairs rise to the first floor which accommodates the master bedroom. This space features a double wardrobe, along with a large recessed space for extra storage. There is also a window to the rear aspect with a pleasant outlook to the fields beyond.

A door opens to the en suite which comprises a large shower cubicle, a hidden cistern WC and a wash basin with a vanity unit below. There is also a cupboard housing the Worcester boiler, and an obscured window to the front aspect.

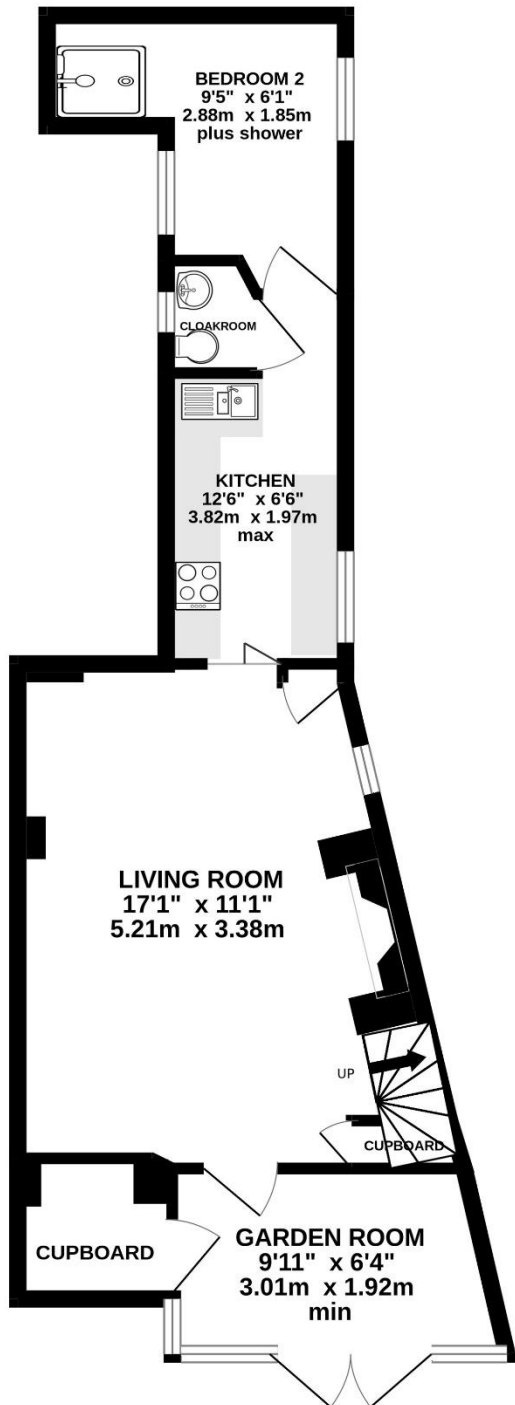
Garden & Parking Doors open out to the delightful enclosed garden which is mainly laid to patio, providing an ideal space for outdoor seating and dining. To the rear of the garden is a gravelled area, which opens out to the off-road parking space. There is also a garden shed, and various raised flowerbed borders which are filled with a number of well-established plants and shrubs.

Property Information Tenure: Freehold. Council Tax Band: B.

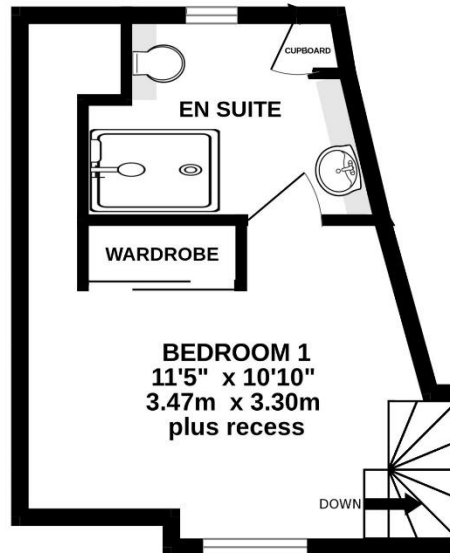




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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