



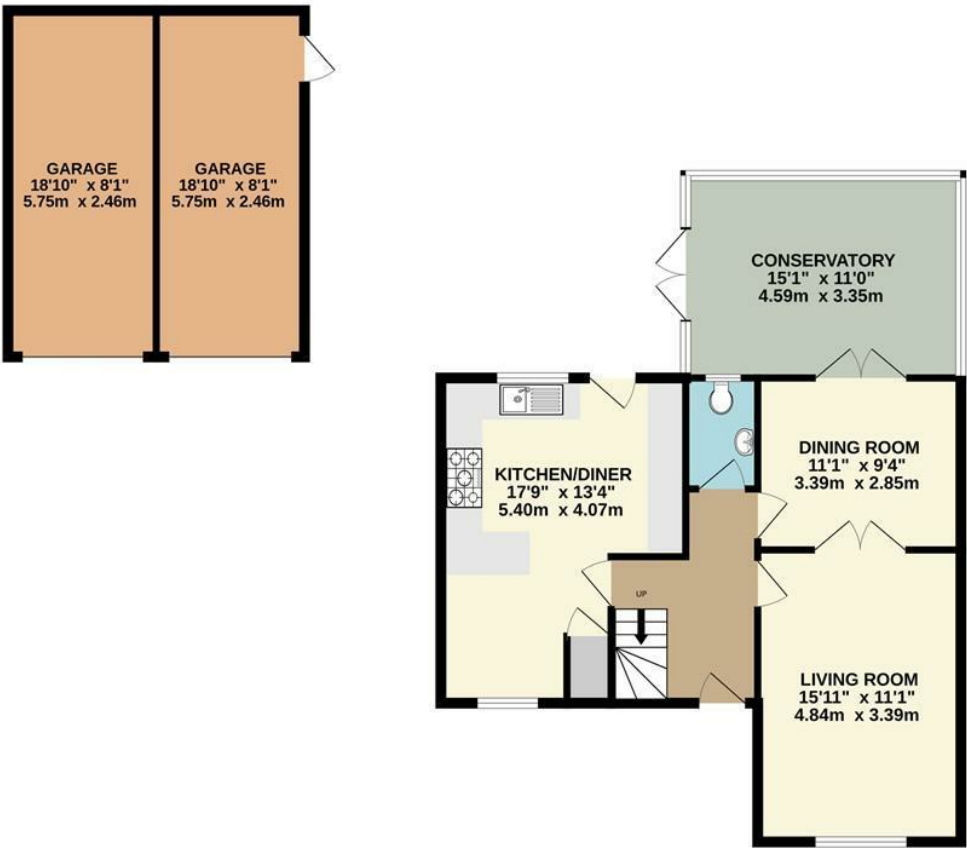
32 Ashclyst View,
Broadclyst, Exeter, EX5 3NA

£625,000 Freehold

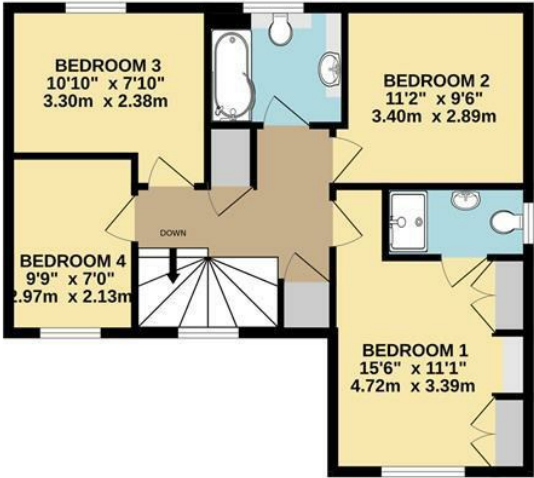


naomi j ryan
estate agents

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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SUMMARY

A superbly presented and generously proportioned four-bedroom detached home occupying a fantastic plot nestled within the charming village of Broadclyst. Situated approximately five miles from Exeter, Broadclyst offers convenient access to the City of Exeter and an array of local amenities, including a regular bus service, well-regarded schools, a popular public house, and a village store.

The property is beautifully kept and offers spacious and versatile accommodation, enjoying abundant natural light. The accommodation includes in brief, entrance hall, living room with double doors into the adjoining dining room, spacious conservatory, WC, and kitchen/dining room on the ground floor. On the first floor are four generous bedrooms and a family bathroom. The primary bedroom is a particular feature of this property with a high ceiling, fitted wardrobes, ensuite shower room, and a pleasant outlook across the surrounding area.

The property occupies a generous, level corner plot with the gardens, driveway and garages wrapping around the front, side, and rear of the property. The well-kept gardens are beautifully landscaped with ease of maintenance in mind. The rear garden enjoys a good degree of privacy and a sunny south-westerly aspect. The double garage is divided into two single garages. One half is accessed from the rear garden via a courtesy door, and the other half via an up & over door from the driveway. In addition, off-road parking is available directly in front of the garages.

In summary, this detached home in Broadclyst is a rare find, combining generous living spaces, modern conveniences, and a lovely garden in a sought-after village setting. It presents an excellent opportunity for anyone looking to settle in this well-established location. Early internal viewing is highly recommended to fully appreciate all this property has to offer.

MATERIAL INFORMATION

Construction notes: TBC

Heating: Gas Central Heating

Utilities: TBC

Council Tax: East Devon District Council. Band F

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.gov.uk>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

REFERRAL FEE DISCLOSURE

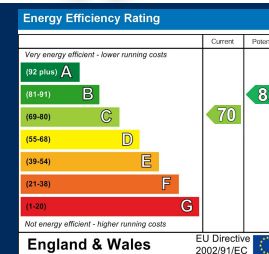
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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