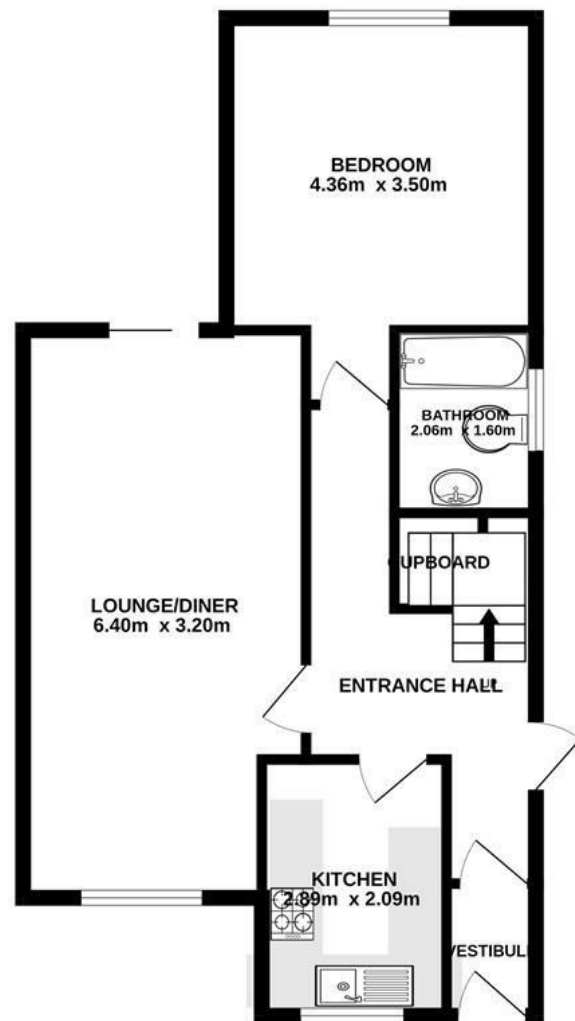


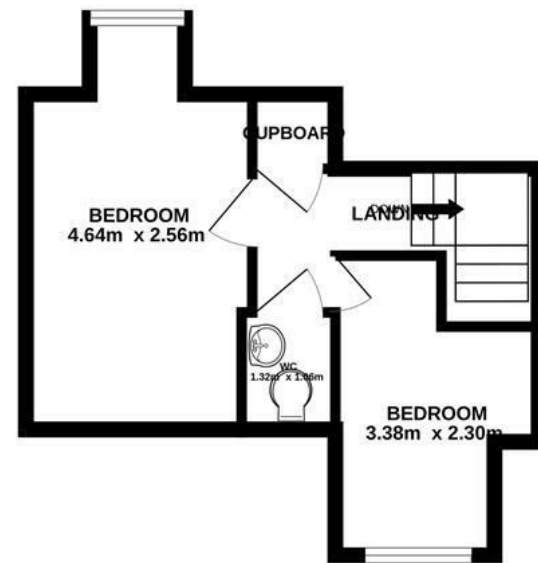


£280,000 LEASEHOLD

GROUND FLOOR



1ST FLOOR



11 Longmeadow, Broadclyst, Exeter, Devon, EX5 3JF

This beautifully presented three bedroom home is situated in a rural location of Broadclyst. The accommodation briefly comprises an entrance porch, inner hallway, kitchen, spacious living/dining room, ground floor bedroom, ground floor bathroom, two first floor bedrooms and W.C. Outside there are front and rear gardens and a garage. An internal viewing is recommended.

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.
Made with Metropix ©2024



11 Longmeadow, Broadclyst, Exeter, Devon, EX5 3JF

£280,000 LEASEHOLD

Accommodation Comprising

Obscured PVCu double glazed front door into:

Entrance Porch

Wall mounted electric heater, electricity circuit breaker and small paned wooden door through to:

Inner Hallway

Stairs to the first floor landing, under stairs storage cupboard, side door to the garden, wooden stable door through to:

Kitchen

Fitted with a range of base cupboards, drawers and eye level units. Roll edged work surface with tiled surrounds. Single bowl sink unit with mixer tap and drainer. Space and plumbing for washing machine. Integral electric oven and hob with extractor hood over. Space for refrigerator.



Spacious Living/Dining Room

A bright dual aspect room with PVCu double

glazed window to the front aspect and sliding patio doors to the rear. Feature woodburner with slate hearth and wall mounted electric heater.



Ground Floor Bedroom

PVCu double glazed window to the rear aspect with a beautiful open outlook over surrounding fields. Wood effect flooring.

Ground Floor Bathroom

Fitted with a white suite comprising a panelled bath with chrome style mixer tap and shower attachment. Vanity unit with wash hand basin and cupboard space below. Close coupled W.C., obscured PVCu double glazed window to the side aspect. Heated towel rail.

First Floor

Airing cupboard with lagged hot water cylinder. Doors to:

Bedroom 2

Spacious double room with PVCu double glazed window to the rear aspect with

excellent outlook over surrounding fields. Wall mounted electric heater.

Bedroom 3

PVCu double glazed window to the front aspect.

Separate W.C.

Close coupled W.C. and wash hand basin with tiled splash back.

Front Garden

A pathway leading to the front door with gravelled area and a gate providing side access.

Side Garden

A good size lawned side garden with paved patio and railway sleeper borders.



Rear Garden

A patio area, the garden enjoys beautiful rural outlook over the surrounding fields. A gate leads to the rear parking area and garage.

Garage

Metal up and over door and storage above.

Agents Notes

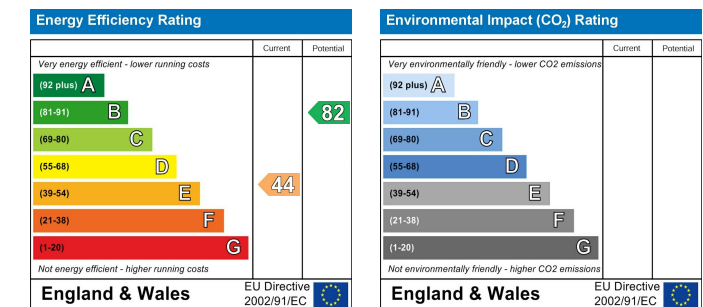
There is a 999 year lease which commenced on 31st March 2004 and there is also a service charge paid at present of £93 per month.

Council Tax Band

C

Area - Broadclyst

Broadclyst is a large village about 5 miles from Exeter centre. Among the local amenities are a primary school, secondary school and community college, post office with village store, Doctors surgery, 2 public houses and restaurant. There is easy access onto major link roads and it is also convenient for Exeter Airport.



Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.