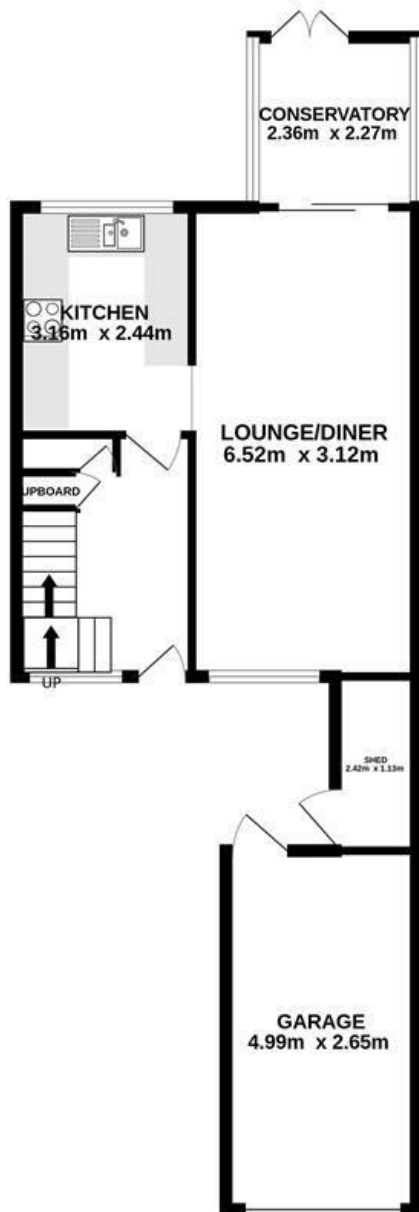
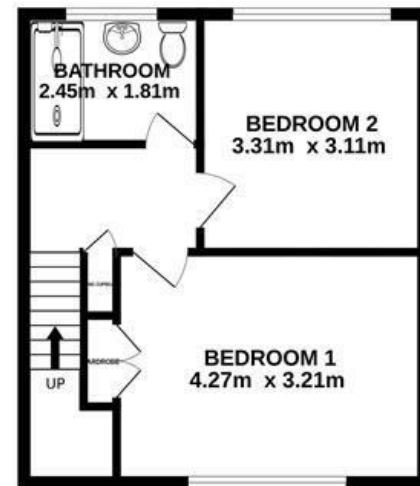




GROUND FLOOR
57.6 sq.m. approx.



1ST FLOOR
36.2 sq.m. approx.



TOTAL FLOOR AREA : 93.8 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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16 Poundsland, Broadclyst, Exeter, EX5 3HB

An opportunity to purchase this beautifully presented two bedroom home situated in the popular village location of Broadclyst. The accommodation briefly comprises an entrance hall, living/dining room, recently re-fitted kitchen, conservatory, two first floor bedrooms, shower room, front and rear gardens and a garage. An internal viewing is highly recommended.



16 Poundsland, Broadclyst, Exeter, EX5 3HB

£260,000 FREEHOLD

Accommodation Comprising

Obscured PVCu double glazed front door into:

Entrance Hall

Night storage heater, wood effect flooring, under stairs storage cupboard with shelving and cupboard housing the electricity circuit breaker, further large built-in storage cupboard with coat hooks. Door through to:

Fitted Kitchen

A recently re-fitted kitchen with a range of shaker style base cupboards, drawers and eye level units. Wood effect work surface with one and a half bowl stainless sink unit with mixer tap. Four ring induction hob with extractor hood above and double oven below. Space and plumbing for washing machine. Integral fridge/freezer and dishwasher. Spot lighting and PVCu double glazed window.



Living/Dining Room

Light and spacious room, PVCu double glazed window to the front aspect, PVCu double glazed sliding patio doors through to the conservatory. Night storage heater, telephone and television points.



Conservatory

PVCu double glazed windows to the side and rear aspects, PVCu double glazed sliding French doors opening onto the rear garden, tiled flooring.

First Floor Landing

PVCu double glazed window to front aspect, night storage heater, hatch to partly boarded roof space with pull down ladder, built-in airing cupboard with factory lagged hot water cylinder, immersion heater. Doors to:

Bedroom 1

PVCu double glazed window to the front aspect, built-in wardrobe with hanging rail, shelving and cupboard space above.



Bedroom 2

PVCu double glazed window to the rear aspect, with pleasant elevated outlook.

Shower Room

Recently re-fitted shower room, comprising a walk-in shower enclosure with shower over, glazed shower screen and tiled surrounds. Vanity unit with wash hand basin, mixer tap and cupboard space below. W.C., two obscured PVCu double glazed windows, fully tiled walls, underfloor heating, spot lighting and extractor fan.



Front Garden

The front of the property has a driveway leading to the garage. There is a low maintenance gravelled border and outside lighting.

Rear Garden

The rear garden is designed for ease of maintenance with good sized paved patio and garden lawn. There is a low maintenance gravelled area and outside water tap. The garden is enclosed with timber fencing and has a gate providing rear access.



Store

Power and lighting and space for a tumble dryer.

Garage

With metal up and over door, power and lighting, wooden door to the rear.

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.

Council Tax Band

C

Directions

From Dormans office in Pinhoe, proceed through Westclyst and enter Broadclyst where it is signposted for Dog Village. As the road bends around to the right, bear left and take the first left into Woodland Road. Take the second left into Poundsland and at the end of the cul- de-sac turn right and the property can be found on the right hand side.

Agents Notes

Please note that under Section 157 of the Housing Act 1985, any prospective purchaser of this property must have lived and/or worked in Devon for a continuous period of at least 3 years.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.