14 Broadparks Close, Exeter, EX4 9HA
Price Guide £325,000

FRANCIS LOUIS
Residential

Guide Price £325,000 – Francis Louis are delighted to present this deceptively spacious 2/3 bedroom semi-detached end-plot bungalow, superbly positioned within the popular Broadparks area of Pinhoe. Occupying a generous and elevated plot, the property enjoys far-reaching panoramic views across Exeter and extending to the Exmouth Estuary, while offering flexible living accommodation, excellent outdoor space and a high degree of privacy.

Internally, the bungalow offers a well-balanced and adaptable layout, making it suitable for a wide range of buyers. The main living room is bright and welcoming, perfectly positioned to take full advantage of the outstanding outlook, creating a relaxing space for everyday living. The accommodation allows for two or three bedrooms, providing flexibility for those requiring a dining room, guest bedroom or home office, with all rooms benefiting from good proportions and natural light. The kitchen is sensibly arranged with ample storage and worktop space, while the bathroom is well placed to serve the accommodation.

Externally, the property truly stands out. The front garden features a patio seating area, ideal for enjoying the exceptional views across the city and estuary. To the rear, the garden rises gently and leads to a superb summer house positioned at the top of the plot, complete with electric supply, making it perfect for use as a home office, studio or peaceful retreat. A large shed provides further practical storage.

Further benefits include a garage and car port, offering secure parking and additional storage, alongside the advantages of an end-plot position providing extra space and privacy.
Located within easy reach of Pinhoe village, local schools, shops, transport links and Exeter city centre, this fantastic bungalow offers a rare opportunity to secure flexible single-level living with outstanding views in a highly sought-after location. Early viewing is highly recommended.

Inside the Property

Inside, the bungalow offers a surprisingly spacious and well-laid-out interior, with accommodation flowing comfortably from a central hallway that connects all principal rooms. The sense of space is immediately apparent, with well-proportioned rooms and good natural light throughout, making the home feel both bright and welcoming.

The main living room is a generous and inviting space, easily accommodating a full range of living furniture while remaining open and comfortable. Positioned to take advantage of the property's elevated setting, this room enjoys a pleasant outlook and serves as the natural heart of the home—ideal for relaxing or entertaining.

The layout allows for excellent flexibility, with the property offering two bedrooms plus a separate dining room, or alternatively the option to configure the dining room as a third bedroom, study or hobby room depending on individual needs. All bedrooms are well sized, comfortably accommodating double beds and additional furniture, making them suitable for a variety of living arrangements.

The kitchen is sensibly arranged with ample worktop space and storage, providing a practical and efficient area for everyday cooking. Its position within the home ensures easy access to the dining room and living areas, enhancing the overall flow of the accommodation.

A well-appointed bathroom is centrally located and easily accessible from all rooms, offering a functional and comfortable space for daily use. The entrance porch adds a useful buffer from outside, providing space for coats and shoes and enhancing the practicality of the layout.

Overall, the interior offers a well-balanced blend of comfort, space and adaptability, making it ideal for downsizers, couples or those seeking single-level living with the flexibility to tailor the accommodation to their lifestyle.

Outdoor space

The outdoor space is a real highlight of this property, offering a superb combination of practicality, privacy and

outstanding views. Set on a generous end plot and enjoying an elevated position, the bungalow benefits from outdoor areas that feel both spacious and thoughtfully arranged, making them ideal for relaxation, entertaining and everyday use.

To the front, the property features an attractive patio seating area, perfectly positioned to take in the far-reaching panoramic views across Exeter and towards the Exmouth Estuary. This space provides a wonderful spot to sit and enjoy the outlook throughout the day, whether for morning coffee or evening sunsets, while also benefiting from a sense of openness rarely found in residential settings.

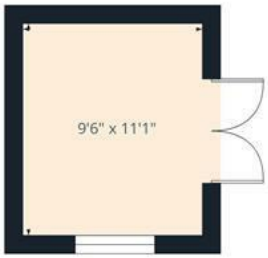
To the rear, the garden rises gently and is laid out to maximise both usability and privacy. The main garden area offers ample space for planting, seating or low-maintenance landscaping, with a clear pathway leading to the top of the plot where the garden truly comes into its own. Here, a superb summer house is positioned to enjoy sunlight throughout the day and benefits from electric supply, making it an incredibly versatile addition. Ideal as a home office, studio, hobby room or peaceful retreat, this space significantly enhances the lifestyle appeal of the property.

The home further benefits from a garage and car port, providing secure parking and excellent storage options. These features are ideal for vehicle storage, bicycles, tools or garden equipment, while also offering additional flexibility for those needing workshop or hobby space.

Overall, the outdoor areas complement the interior accommodation perfectly, offering a blend of usable garden space, functional outbuildings and exceptional views, making this a standout bungalow in a highly desirable location.

Ground Floor Building 1

Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

1014 ft^2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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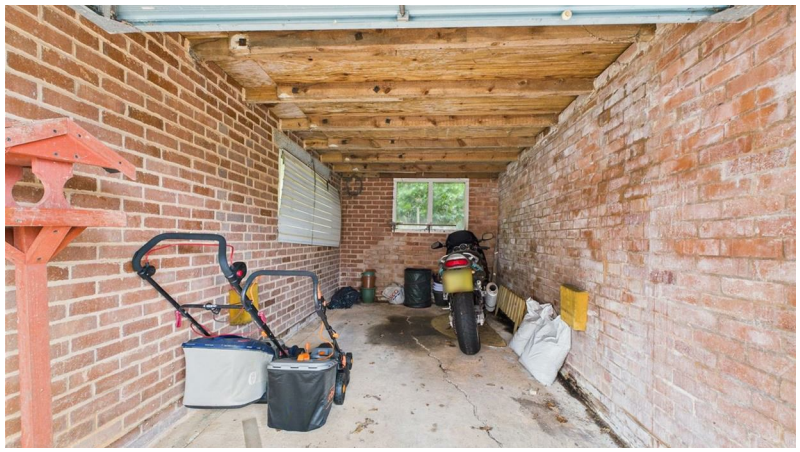

- Deceptively spacious 2/3 bedroom semi-detached end-plot bungalow
- Elevated position with stunning panoramic views across Exeter to the Exmouth Estuary
- Flexible internal layout offering two or three bedrooms
- Bright and welcoming living room positioned to enjoy the outlook
- Well-arranged kitchen with ample storage and worktop space
- Front patio seating area ideal for enjoying the far-reaching views
- Generous rear garden leading to a summer house with electric, ideal as a home office or retreat
- End-plot position providing additional privacy and outdoor space
- Garage and car port offering secure parking and practicality
- Popular Broadparks location in Pinhoe, close to local amenities, transport links and Exeter city centre