



Connells

Applebee Cottage Broadclyst
Exeter



Property Description

GUIDE PRICE £400,000 - £425,000. *This charming 4-bedroom 16th-century cottage in Broadclyst, near Exeter, seamlessly blends modern living with classic features. The property boasts a stylish extension, characterful interiors with exposed beams, and a cosy sitting room. Enjoy a delightful courtyard garden, perfect for entertaining, along with convenient driveway parking. Offered with no onward chain. Don't miss your chance to own a piece of history!*



Entrance Porch

Door to front, side aspect window.

Living Room

14' 8" x 13' 5" (4.47m x 4.09m)

Front and side aspect window, fireplace with gas fire, under stairs cupboard, original beams, wall mounted radiator.

Dining Room

22' 9" x 10' 10" exc bay (6.93m x 3.30m exc bay)

Double glazed front aspect window, double glazed front aspect bay window, door to front, two wall mounted radiators.

Kitchen/ Diner

14' 6" x 9' 1" (4.42m x 2.77m)

Two rear aspect windows, two electric ovens, gas hob with extractor over, plumbing for washing machine, plumbing for dish washer, sink unit, wall and base units, work surfaces, space for fridge freezer, wall mounted radiator.

Bedroom 1

11' x 12' 2" (3.35m x 3.71m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

12' 6" x 8' 5" (3.81m x 2.57m)

Front aspect window, wall mounted radiator.

Walk-In Wardrobe

9' 3" max x 7' 6" max (2.82m max x 2.29m max)

Rear aspect window, built-in storage, wall mounted radiator.

Bathroom

Obscured side aspect window, bath, mains shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

Shower Room

Double glazed obscured front aspect window, mains shower, low level toilet, wash hand basin, wall mounted radiator.

Second Floor Living Room

14' 2" max x 8' 8" max (4.32m max x 2.64m max)

Side aspect window, wall mounted radiator.

Study/ Bedroom 3

13' 9" x 8' 8" (4.19m x 2.64m)

Double glazed front aspect window, wall mounted radiator.

Tv Room/ Bedroom 4

13' 10" x 7' 7" (4.22m x 2.31m)

Rear aspect window, wall mounted radiator.

Outside

Driveway to front. Low maintenance garden with chippings, trees and shrubs.









Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316946



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR316946 - 0004