



**10 Broadlands, Thorverton, EX5 5PT**

Guide Price **£285,000**

# 10 Broadlands

Thorverton, Exeter

- Spacious village home
- 3 bedrooms and first floor bathroom
- Sought after village
- Cul-de-sac location
- Upgraded kitchen and bathroom
- Store at front
- Level gardens front and rear
- On street parking locally

Set within the heart of the highly sought after Exe Valley village of Thorverton, 10 Broadlands enjoys a wonderful position with countryside on its doorstep yet excellent access to Exeter, just 15 minutes away. Thorverton is renowned for its strong community spirit and range of amenities including a village store, farm shop, two public houses, primary school, doctors surgery, sports clubs and regular bus services, making it one of the area's most desirable villages in which to live. The surrounding countryside offers beautiful walks and open views, while the A396 provides straightforward links into Exeter, Tiverton and beyond.

The property itself is a beautifully presented mid-terrace home that has been thoughtfully remodelled by the current owners to create a more open and sociable living space, perfectly suited to modern family life.





The heart of the home is the enlarged open plan kitchen and dining area, which flows seamlessly into the living space and enjoys plenty of natural light, with large doors opening directly onto the rear garden. The kitchen has been updated with contemporary fittings and appliances, creating a stylish yet practical space for everyday living and entertaining. A downstairs cloakroom adds further convenience.

Upstairs, there are three well proportioned bedrooms along with a modern family bathroom, all presented in excellent condition throughout, making the property very much ready to move straight into.

Outside, the house benefits from both front and rear gardens. The rear garden is level and south facing, enjoying sunshine throughout the day. It is mainly laid to lawn with a substantial, social paved patio providing a seating area, ideal for relaxing, dining outdoors or for children to play. To the front, there is a paved courtyard style garden along with useful storage area, adding further practicality. There's even a rear access on foot to save coming through the house to access the garden.

On street parking is readily available close by, and overall the property offers a fantastic opportunity to enjoy village living in a beautifully maintained home, with modern open plan accommodation, lovely gardens and a superb community setting.

#### Agents' Notes:

##### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



## Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

## Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

## Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold



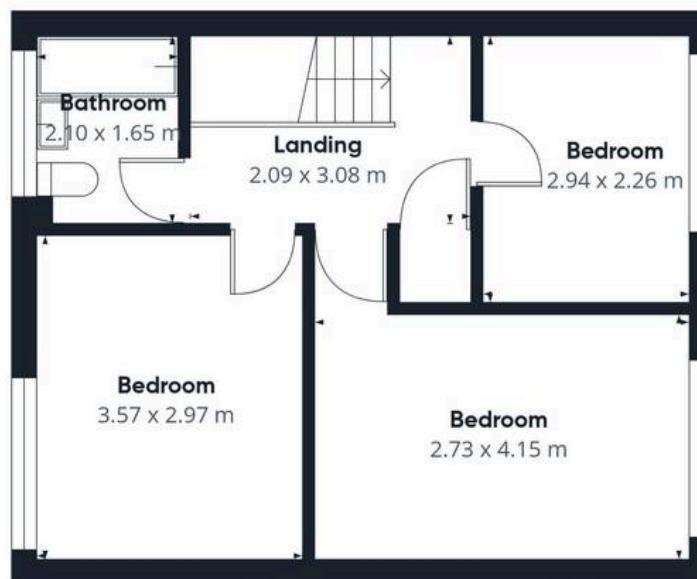


Approximate total area<sup>(1)</sup>

85.8 m<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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**THORVERTON** is a sought-after village excellently positioned for access to Crediton, Exeter, and Tiverton. The bucolic village centre is a pretty village green straddling a brook and surrounded by characterful properties. The local pub, The Thorverton Arms is widely regarded as one of the best Sunday lunch venues in the area. The pub has served the village since the 16th century and features as a welcome stopping place for those exploring the Exe Valley Way which passes through the village. For everyday essentials, the Exe Valley Farm Shop is a short drive from the village, it also has an excellent café and gift shop. There are also a doctor's surgery and an excellent C of E Primary school (OFSTED good), the village is in the Crediton, Queen Elizabeth's catchment area for secondary schooling. For those wanting to leave the car at home there are a number of bus services for access to Exeter and Tiverton.

**DIRECTIONS :** For sat-nav use EX5 5PT and the What3Words address is [///venting.standard.middle](https://what3words.com/venturing.standard.middle) but if you want the traditional directions, please read on.

If in the centre of Thorverton, outside The Thorverton Arms (have the pub on your left), proceed up Bullen Street and bear around to the left. Take the second right into Bullen Close and bear left into Broadlands. No 10 will be found on the left hand side.



## Helmore

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.