

Guide Price £299,950



11 Landunvez Place, Bradninch, Exeter, Devon, EX5 4PB

- Spacious dual aspect lounge with patio doors to garden
- Dining area with door to the garden
- Main bedroom with fitted wardrobes & en-suite shower
- Modern family bathroom
- Allocated off road parking for two vehicles
- Modern kitchen with integrated appliances
- Hallway with downstairs cloakroom
- Additional double and single bedroom room
- Low maintenance rear garden with open views
- Gas central heating and double glazing throughout

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

11 Landunvez Place, Exeter EX5 4PB

Watch the Seddons Video Tour

A three bedroom semi detached property situated in a quiet position with open views on a modern development in the heart of Bradninch and being easy accessible to Exeter. No onward chain.



Council Tax Band: C



Situated in a popular character development and built in 2003, the property offers modern accommodation with a generous living room with patio doors opening onto a private enclosed rear garden. The kitchen/breakfast room benefits from integrated appliances with space for a dining table and chairs and door to the garden and there is a downstairs cloakroom and entrance hall with storage cupboard.

Upstairs the main bedroom features full height fitted wardrobes with an en-suite shower room and a second double bedroom and single bedroom with modern family bathroom.

Outside is an enclosed garden with decked patio offering open views out towards the countryside in the distance with side access gate. There is a generous allocated parking area to the side of the property.

Services: Mains gas, electricity, water and drainage
Tenure: Freehold
Council Tax: C
Local Authority: Mid Devon District Council

The property is well positioned at the end of a cul-de-sac with Landunvez Place being within easy walking distance of the primary school and village centre and with transport

links via bus and road into Exeter and Cullompton being nearby.

Bradninch is a popular small Duchy of Cornwall town (or village!), with a good range of local amenities including a Spar supermarket/post office, doctor's surgery, popular primary school, local pubs, recreation facilities and churches. The town lies approximately three miles from Cullompton which gives quick access to J28 of the M5, leading south to Exeter and all points north, including J27 with the nearby Parkway Station at Sampford Peverell with regular intercity services. From Bradninch, Exeter can also be quickly accessed via the B3181, via Hele and Broadclyst, and is approximately 15 minutes drive (to the outskirts.)

- Exeter c. 9 miles.
- Taunton c. 23 miles.
- Cullompton/Junction 28 M5 c. 4 miles.
- Tiverton Parkway Station c. 9 miles.
- Exeter International Airport c. 9 miles.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.



Directions

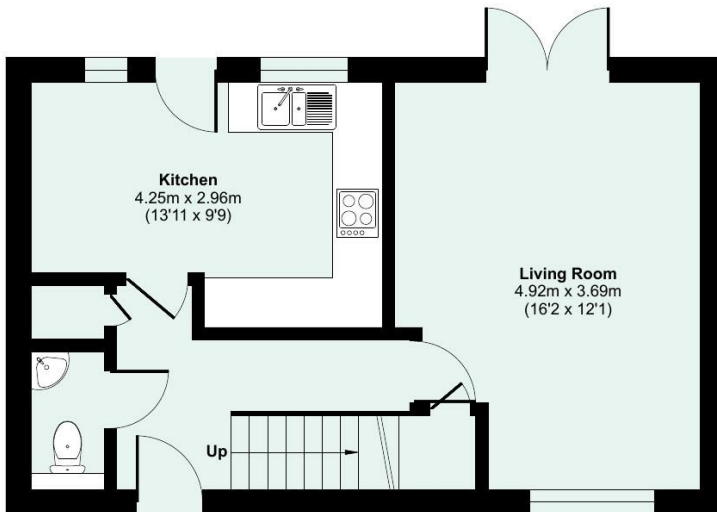
Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

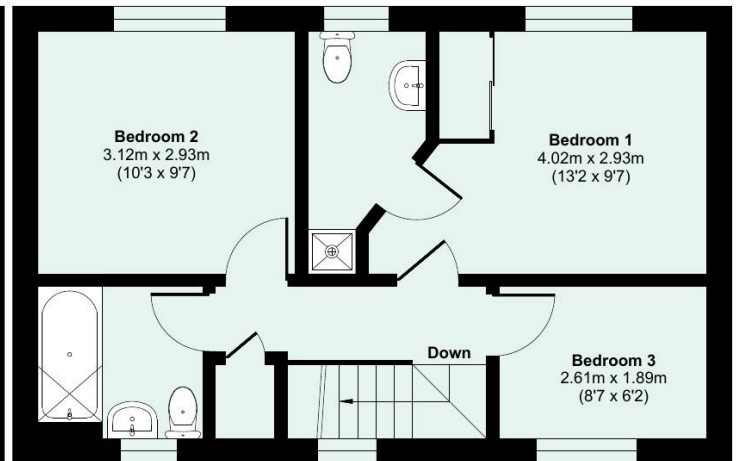
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Area = 856 sq ft / 79.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1500136



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