



63 Poundland | Exeter | EX5 3HD

CHAIN FREE three-bedroom semi-detached home located in a quiet cul-de-sac location in Broadclyst. The village offers a village shop, outstanding primary and secondary school, doctors and excellent public transport links. The property would be perfect for a first time buyer, growing family or someone looking to downsize.



thoroughly good property agents



PROPERTY TYPE

Semi-detached House



SIZE

840 sq ft



LOCATION



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

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PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

C



in a nutshell...

- No onward chain
- Spacious modern kitchen with contemporary fittings
- Bright and well-presented accommodation throughout
- Private rear garden
- Convenient side access
- Sought-after Broadclyst village location
- Walking distance to village shop, doctor's surgery and local amenities
- Excellent bus links to Exeter and surrounding areas
- Catchment for highly regarded Outstanding local





the details...

PROPERTY DESCRIPTION

Offered to the market chain free, this beautifully presented three-bedroom semi-detached home enjoys a highly sought-after position within the desirable village of Broadclyst, combining the charm of village living with excellent connectivity to Exeter and beyond.

The property offers spacious and well-balanced accommodation throughout, making it an ideal choice for first-time buyers, growing families, or those looking to downsize. Upon entering, you are welcomed into a bright and inviting home with well-proportioned living spaces designed for modern family life.

A particular feature of the property is the generous modern kitchen, which provides an excellent amount of worktop and storage space. Finished with contemporary fittings and a stylish design, the kitchen offers the perfect environment for both everyday family living and entertaining guests. With ample room for dining and direct access to the garden, it serves as a real hub of the home.

Upstairs, the property benefits from three well-sized bedrooms and a modern family bathroom, providing comfortable accommodation for a range of buyers.

Outside, the property enjoys a private rear garden, ideal for relaxing, entertaining, or family activities, along with the added convenience of side access, providing practical access for bicycles, garden equipment, and day-to-day living.

Broadclyst is one of East Devon's most desirable villages, offering an excellent range of amenities within walking distance, including a village shop, doctor's surgery, local pubs, and a thriving community atmosphere. Families are particularly well catered for, with access to highly regarded Outstanding-rated schools, while regular bus services provide convenient links into Exeter and surrounding areas. The village also benefits from easy access to the M5, Exeter Airport, and nearby rail connections, making it an excellent location for commuters.

This fantastic home is offered with no onward chain, presenting a rare opportunity to secure a well-located property in one of the area's most popular villages.



what the owner loves most...

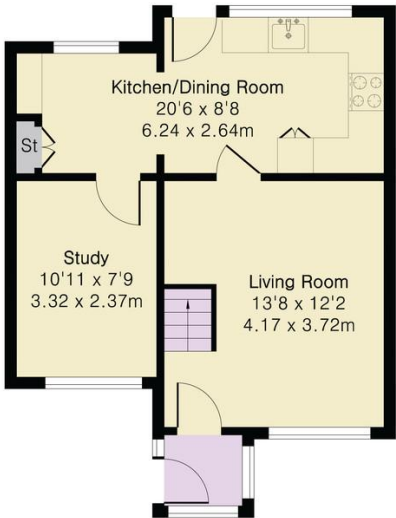
The quiet cul-de-sac location.



Approximate Gross Internal Area 842 sq ft - 78 sq m

Ground Floor Area 444 sq ft – 41 sq m

First Floor Area 398 sq ft – 37 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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bear in mind...

The property is being sold with no onward chain.





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