



7 Longmeadow | Exeter | EX5 3JF

A spacious two-bedroom house offering approximately 918 sq ft of accommodation, featuring a superb 20'10" x 15'1" living/dining room, two generous bedrooms, en-suite to the principal bedroom, family bathroom, separate kitchen and a substantial single garage. An excellent opportunity for first-time buyers, couples or investors.





PROPERTY TYPE

Mid Terraced House



SIZE

918 sq ft



LOCATION

Broadclyst



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

electric oil radiators



PARKING

Off Road Parking



OUTSIDE SPACE

Front and rear garden



EPC RATING

D



COUNCIL TAX BAND



in a nutshell...

- Approximately 918 sq ft / 85 sq m
- Large 20'10" x 15'1" living/dining room
- Two generous double bedrooms
- En-suite shower room to Bedroom 1
- Separate family bathroom
- Well-proportioned 9'7" x 7'3" kitchen
- Excellent storage throughout
- Large single garage – approximately 15'11" x 8'2"
- Popular EX5 location with convenient access to Exeter





the details...

2 Bedroom House | Garage | En-Suite | Generous Living/Dining Room
| 918 sq ft

An attractive and well-proportioned two-bedroom house offering approximately 918 sq ft (85 sq m) of internal accommodation, excluding the garage. The property provides spacious living accommodation together with two well-sized bedrooms, an en-suite shower room and a separate family bathroom, making it an excellent home for first-time buyers, couples or those looking for a manageable property with generous living space. The property also benefits from double glazing installed in 2018.

The property is being sold with a share of the freehold and water rates are included in the monthly ground rent.

The ground floor is centred around an impressive 20'10" x 15'1" living/dining room, providing a versatile and welcoming space for both relaxing and entertaining. The generous proportions allow plenty of room for comfortable seating and a dining area, while windows to the front and rear provide natural light. The living room also benefits from an efficient log burner giving the room a cosy feel.

The separate 9'7" x 7'3" kitchen is conveniently positioned off the living/dining room and offers a practical layout with fitted units and space for the usual appliances. There is also useful storage within the property.

The well-proportioned bedrooms are located on the ground floor and first floor. Bedroom 1 measures approximately 12'6" x 10'8" and benefits from its own en-suite shower room, together with useful built-in storage. Bedroom 2 is an excellent size at approximately 14'4" x 11'4", providing a particularly generous second bedroom with flexibility for a double bedroom, guest room or home office. The property also benefits from a separate family bathroom on the ground floor, providing additional convenience for residents and guests. A further major benefit is the single garage, measuring approximately 15'11" x 8'2", providing secure parking and valuable additional storage as well as electric.

Overall, this is a well-balanced home offering considerably more living space than might initially be expected from a two-bedroom property. The combination of the exceptionally spacious living/dining room, two generous bedrooms, en-suite facilities and garage makes this an appealing opportunity in the EX5 area.

Early viewing is highly recommended to appreciate the size, layout



what the owner loves most...

Quiet location whilst still in a small community
and the stunning countryside garden views.



the floorplan...

**Approximate Gross Internal Area 918 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 640 sq ft – 59 sq m

First Floor Area 278 sq ft – 26 sq m

Garage Area 130 sq ft – 12 sq m



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bear in mind...

The Property benefits from two double bedrooms.





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