4 Station Road

STAGS

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Broadclyst, Exeter, Devon, EX5 3AH

Exeter centre (5.3 miles), M5 junction 29 (3.9 miles)

A charming 2 bedroom cottage on the market for the first time in many years with a good sized garden and no onward chain.

- Charming 2 bedroom cottage
- Sitting room with large fire place
- Good sized garden
- Scope for improvement
- Freehold
- No onward chain
- Kitchen with adjoining dining area
- Popular village
- Garden Shed
- Council Tax Band : C

Guide Price £155,000

SITUATION

4 Station Road is situated on the edge of the highly sought-after village of Broadclyst, a thriving East Devon village renowned for its strong community, excellent local amenities and convenient access to the city of Exeter. Broadclyst offers a range of everyday facilities including a village shop, public houses, primary schooling, church and regular bus services. The property is well positioned for access to the nearby road network including the A30, M5 and Exeter Airport, making it an ideal location for commuters whilst retaining the charm of village life.

ACCOMODATION

A charming, Grade II Listed, terraced cottage arranged over two floors and extending to approximately 765 sq ft (71 sq m), together with a useful outbuilding.

The front door opens into a welcoming sitting room with large Inglenook style fire place, a window looking to the front and a doorway leads through to the kitchen/dining area. Occupying the rear of the property, the kitchen is fitted with a range of units, has a Range for cooking and a number of exposed beams. Adjoining is a dining area and a door opening to the rear.

On the first floor, a central landing gives access to two bedrooms and the family bathroom. Bedroom One is a comfortable double room with built-in storage, whilst Bedroom Two provides a useful guest room or home office. The bathroom is fitted with a corner bath, wash hand basin and WC.

The accommodation offers considerable scope for a purchaser to personalise and enhance the property, creating an attractive village home, investment property or first-time purchase.

OUTSIDE

To the rear of the cottage is a good-sized garden with a terraced area but mainly laid to lawn with a path leading to a wooden shed and community allotments.

SERVICES

Utilities: Mains water, drainage, gas and electricity
Tenure: Freehold
Current Council Tax: C
Heating: Gas central heating from radiators
Standard, superfast and ultrafast broadband available
EE, O2, Three and Vodafone mobile networks available (Ofcom)

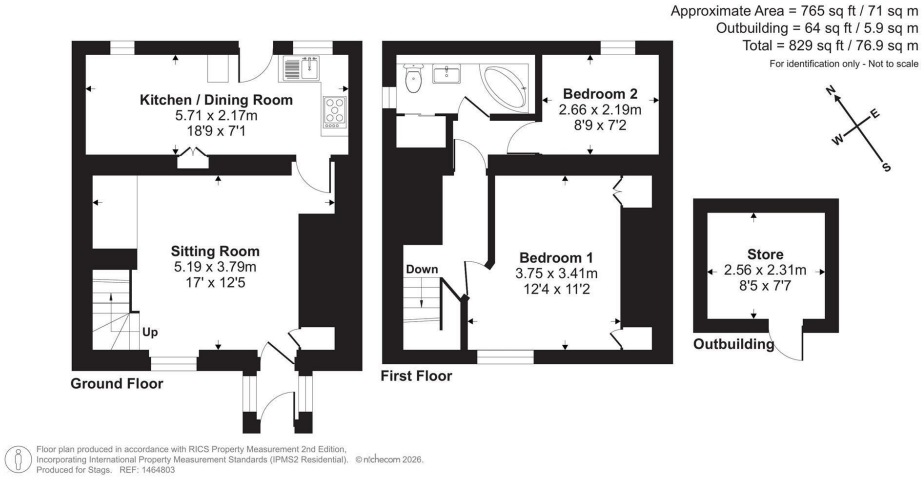
DIRECTIONS

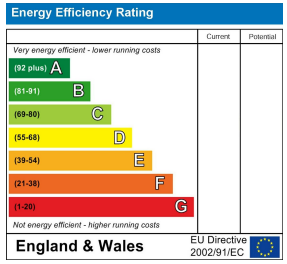
What Three Words: ///truckload.amused.double

AGENTS NOTE

There is a right of access along the rear of the cottage for the neighbouring properties. There is also an access at the bottom end of the garden also for the neighbouring properties. Please speak to the agents for more information.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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