



Semi-Detached FAMILY home

CHECK OUT this rare opportunity to purchase a Semi-Detached FAMILY HOME on Holly Close in Broadclyst. This well presented property is located opposite the village recreational area including a children's play park, tennis courts and pavilion with 4 Bedrooms, fully integrated kitchen, spacious lounge, a cloakroom, bathroom, en-suite shower room, enclosed rear garden off road parking and single garage.

10 Holly Close | Exeter | EX5 3JB





PROPERTY TYPE

End Terraced House



SIZE

1,127 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Large Garden, South Facing Garden



EPC RATING

70C



COUNCIL TAX BAND

D



in a nutshell...

- 4 Bedrooms
- Fully Integrated Kitchen
- Bright and Airy Sitting Room
- Bathroom, Cloakroom & En-suite Shower Room
- Enclosed Rear Garden
- Garage & Off Road Parking
- NO ONWARD CHAIN
- Village location short distance to Exeter
- Close to local schools





the details...

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Nestled in the heart of the countryside, Broadclyst is a highly sought-after village offering both charm and convenience. Residents enjoy a range of local amenities, including shops, two welcoming pubs, a renowned Indian restaurant, and a doctor's surgery/dispensary-all within easy walking distance. Families benefit from excellent educational options with Broadclyst Primary School and Clyst Vale Community College a short walk away. With strong public transport links and just a 15-minute drive to Exeter City Centre, plus easy access to the M5, Broadclyst perfectly balances rural tranquility with city connectivity.

Upon entering, you are welcomed into a spacious entrance hall, complete with a staircase leading to the first floor and a convenient cloakroom featuring a WC and wash basin. To the right, the modern kitchen boasts sleek white units and fully integrated appliances, including a Neff combi oven, Neff electric oven, Neff induction hob with extractor fan, Neff dishwasher, Bosch washing machine, integrated fridge/freezer, and built-in bin storage. With ample space for a dining table and two windows flooding the room with natural light, it's a perfect setting for both casual meals and entertaining. The final room on the ground floor is the generous sitting room, where sliding doors open onto the rear garden, and a gas fireplace creates a warm and inviting focal point.





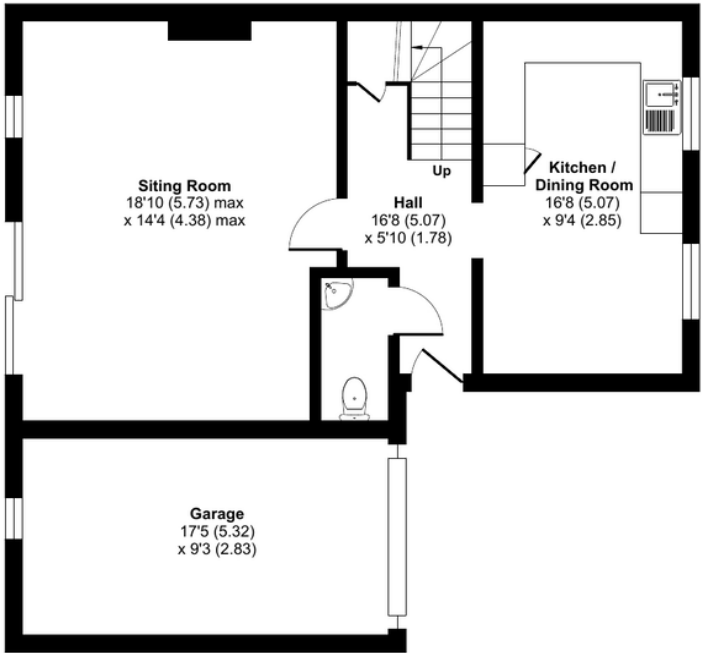
Holly Close, Broadclyst, Exeter, EX5

Approximate Area = 1127 sq ft / 104.7 sq m

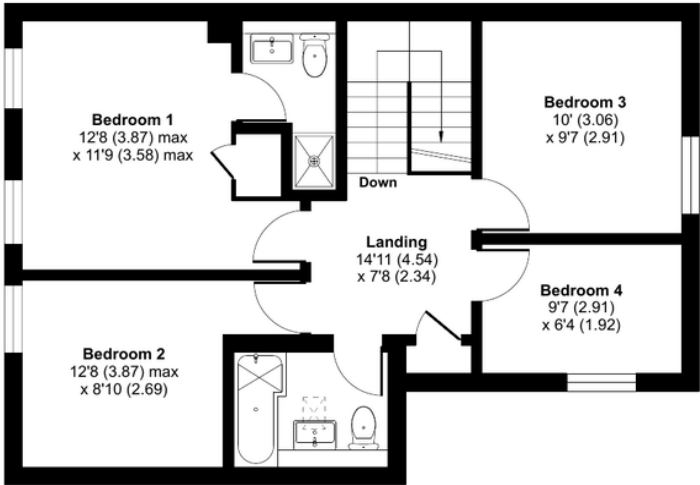
Garage = 156 sq ft / 14.4 sq m

Total = 1283 sq ft / 119.2 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). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1301772



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Ascending the stairs, you arrive at the airy first-floor landing, which offers access to the boarded loft. This level boasts four well-proportioned bedrooms-three doubles and a single. Two of the bedrooms overlook the front of the property, enjoying pleasant views of the sports pavilion, while the remaining two face the rear, with tranquil vistas of the allotments. The master bedroom is a generously sized double, enhanced by built-in storage and the luxury of an en-suite shower room, complete with a shower, WC, and wash basin. Completing the accommodation is the contemporary family bathroom, featuring a bath with an electric shower over, a WC, a stylish vanity unit, and a heated towel rail.



Outside, the property enjoys both front and rear gardens, with the rear garden being full enclosed, making it safe for children and pets. A large patio provides plenty of space for outdoor furniture, while paved steps lead up to a neatly maintained lawn, bordered by fencing and a well-established hedge. A side gate connects to the driveway, which comfortably accommodates at least two cars, alongside a single garage featuring an up-and-over door, a window for natural light, and roof space storage. Thoughtfully designed built-in storage within the garage has space for a fridge, freezer, and tumble dryer, complemented by lighting and electric points for added convenience.



Tenure - Freehold
Council Tax D

AGENTS NOTE - This property is subject to National Trust covenants. Please ask the agent for further details.







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