



A mid-terraced property with a spacious kitchen/dining room, two double bedrooms, a conservatory, parking and an enclosed south-facing rear garden in a quiet cul-de-sac location

6 Ashclyst View | Broadclyst | Exeter | EX5 3NA





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

693 sq ft



LOCATION

Village



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Enclosed Rear Garden



EPC RATING

68 (D)



COUNCIL TAX BAND

C



### in a nutshell...

- Light and airy L—Shaped living room
- Modern fitted kitchen/dining room
- Two double bedrooms
- Conservatory
- Light and neutral décor throughout
- Low maintenance enclosed south facing rear garden
- Off road parking
- Quiet cul-de-sac location
- Ideal first time home
- Close to Exeter airport





## the details...

A modern, mid-terraced property with two double bedrooms, a conservatory, parking and an enclosed south-facing rear garden in a quiet cul-de-sac location in the village of Broadclyst.

At the front of the property there is one parking space beside a handy bin store. Inside, it is well-presented with light and neutral décor throughout, complimented by feature walls, and it feels warm and welcoming with gas central heating and double glazing.

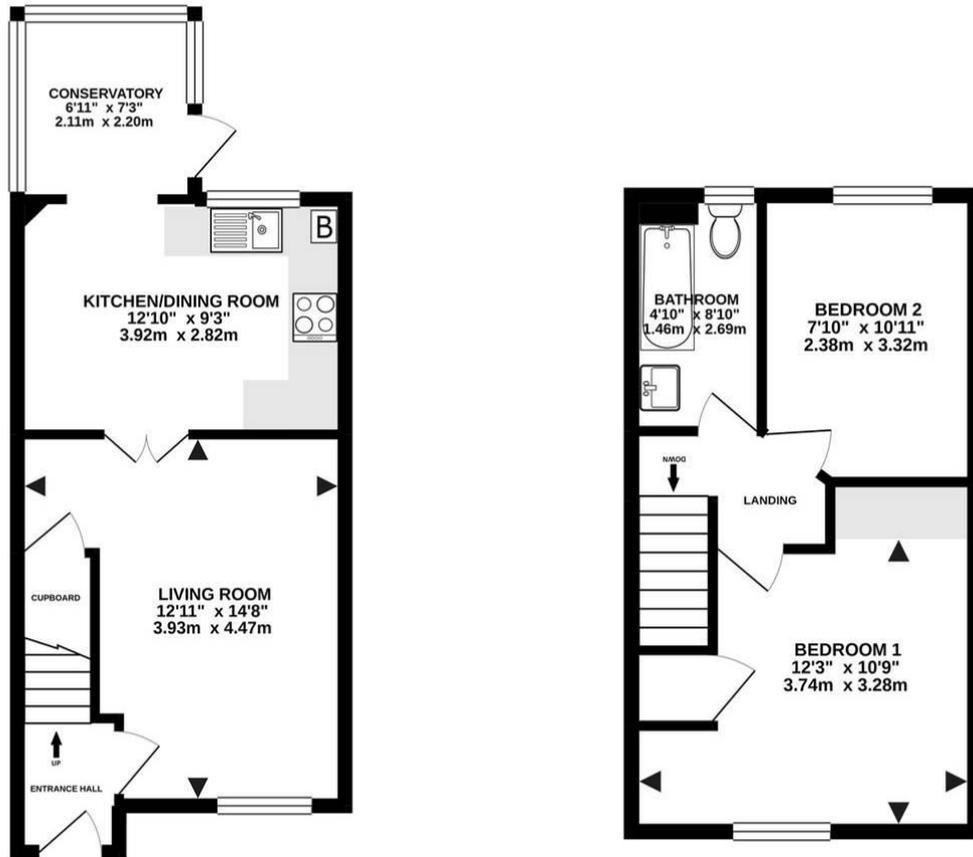
The ground floor comprises of an entrance hallway with a staircase rising to the first floor, a good-sized, L-shaped living room with plenty of light from a window to the front. It has an under-stairs cupboard and French doors that lead into a light and airy kitchen/dining room with a modern fitted kitchen that has plenty of worktop space, tiled splashbacks and a range of base and wall units providing ample cupboard space. There is a built-in fan-oven, with a ceramic hob above, floor space for an upright fridge/freezer and space with plumbing beneath the worktops for a washing machine, tumble dryer and a slimline dishwasher. A wall-mounted condensing combi-boiler provides the central heating and hot water on demand. There is plenty of space for a dining table and seating, ideal for any occasion and the room flows through into a conservatory with a door to the garden, making a wonderful reception room in which to enjoy the sunshine and tranquil surroundings.

Upstairs, there are two light and airy double-bedrooms the larger with a built-in wardrobe and cupboard above the stairs, and a bathroom which has tiled walls containing a bath with a shower and glass screen above, a WC and a pedestal basin.

Outside, the rear garden is a good size, is low maintenance and fully enclosed making it safe for children and pets. It has a split-level terrace of paving making a great outside space for entertaining be it alfresco dining or a barbecue and south-facing, it enjoys long hours of summer sunshine. Additional parking is available on-road nearby if required.



## the floorplan...



TOTAL FLOOR AREA: 693 sq.ft. (64.3 sq.m.) approx.

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## the location...

Broadclyst is a village and civil parish in the East Devon local government district. It lies approximately 5 miles northeast of the city of Exeter, Devon, England, on the B3181.

### Shopping

Late night pint of milk: Broadclyst Stores: 0.5 mile

Town centre: 0.5 mile

Supermarket: Co-op Food, West Clyst: 1.8 miles

### Relaxing

Beach: Exmouth: 12.8 miles

Park: Mushroom Play Park: 5.6 miles

### Travel

Bus stop: 0.2 mile

Train station: Cranbrook: 2.9 miles

Main travel link: M5: 1.3 miles

Exeter Airport: 3.6 miles

### Schools

Clyst Vale Community College: 0.4 mile

Broadclyst Community Primary School: 0.5 mile

Westclyst Community Primary School: 2 miles

Cranbrook Education Campus: 2.1 miles

St Martins Primary School: 2.6 miles

Rockbears C Of E Primary School: 3.4 miles

Whimble Primary School: 4.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX5 3NA**

## how to get there...

From our Cranbrook office turn right onto Younghayes Road and head towards to the roundabout, where you will need to take the second exit onto London Rd (B3174). Then take the second right hand turn onto Station Rd and stay on this road for sometime heading towards Broadclyst. In Broadclyst take a left hand turn onto Green Tree Ln and another left hand turn on Maple Rd and another left hand turn onto Ashclyst View, where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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