



40 Fore Street, Bradninch, EX5 4NN

Guide Price **£400,000**

HELMORES
SINCE 1699

40 Fore Street

Bradninch, Exeter

- 3/4 bedroom period house
- Beautifully presented
- Remodelled and improved layout
- Modernised throughout
- Kitchen / dining room and utility
- Pretty rear gardens with terrace
- Loft suite with its own garden entrance
- Town location
- On a bus route
- No chain

Situated in a central position in the well-regarded town of Bradninch, this property exudes style and quality with a vast amount of work having taken place in the past few years. It now offers spacious, light and beautifully presented accommodation over 3 floors with a stunning loft conversion being a real feature. Bradninch has a thriving community and offers a range of amenities to include a well-regarded Primary School, Spar shop and a couple of local pubs, and it's ideally positioned for access to Cullompton, Tiverton (plus Parkway and the M5) and Exeter. There are regular buses throughout the day and it's a wonderfully convenient town from which to enjoy all the local area has to offer.

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From the outset, it's clear to see that this property has been brought back to its former glory. The double fronted facade has been recently lime rendered and gives a taste of what's to come. The current owner has really taken this house to another level with a comprehensive programme of works. There's a new boiler and radiators throughout, powered by mains gas so it's a warm and efficient property, especially for an older place. The large living room enjoys a feature fireplace with a wood-burning stove and wood flooring. The deep window seats are a lovely feature and we particularly like the shutters to the front windows. Through to the kitchen/dining room which is a sociable layout with plenty of space for a large table and chair set and a well fitted kitchen with matching solid wood tops. To the rear is a useful utility room with a WC, large store cupboard and a door to outside. The house is very light and has views to the church at the rear.

The stairs rise to the first floor with a central landing giving access to two bedrooms and the family shower room which is luxurious and fully tiled with a large walk-in shower. Through to the 3rd bedroom which could either be used independently or in conjunction with the 4th bedroom in the loft. To use separately it would make an ideal snug or office (or occasional bedroom) and a door leads to the decked terrace at the rear. Up another staircase and the loft bedroom is stunning. With a large walk-in wardrobe and glass balustrades, this room would make a lovely suite combined with bedroom 3 which it overlooks from its gallery.



Outside is a pretty rear garden with a gorgeous brick wall to the rear. There's a raised deck and various paved seating areas. There's a lawn and planted beds plus a useful garden shed and log store. With the church as a backdrop and the fact that it's west facing, it gets the afternoon and evening sun and is a wonderful place to unwind. There isn't any off-road parking with the house but there is plenty of freely available on street parking very close by.

The property is presented in excellent condition inside and out and with the great location and the fact there's no chain, it's sure to attract good interest.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2291.80

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

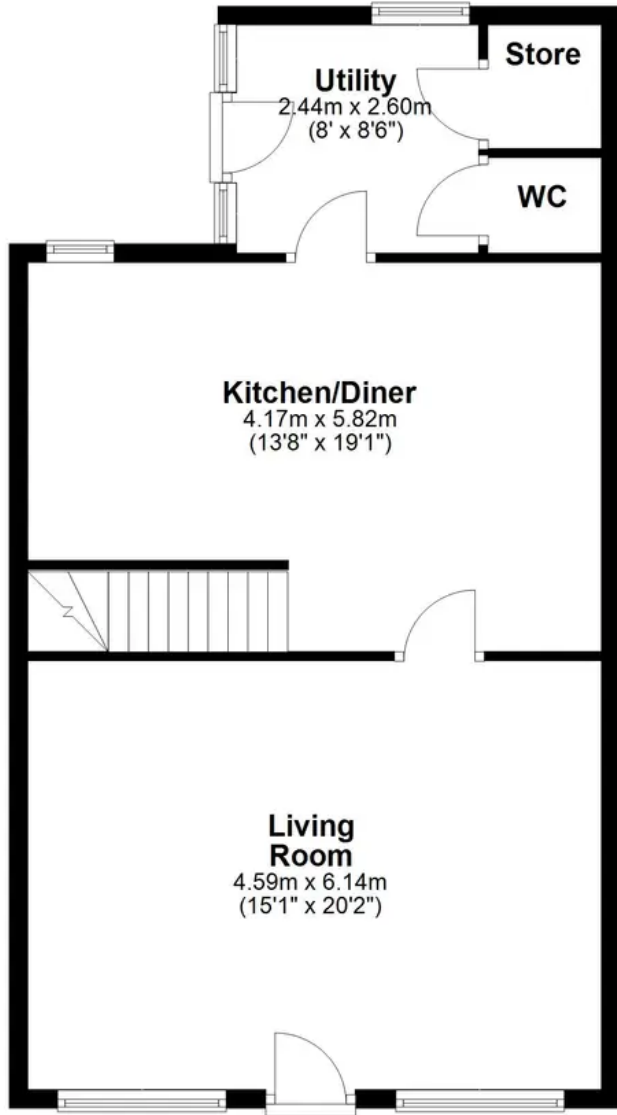
Tenure: Freehold

DIRECTIONS : For sat-nav use EX5 4NN and the What3Words address is [///bulbs.rumbles.snored](#) but if you want the traditional directions, please read on.

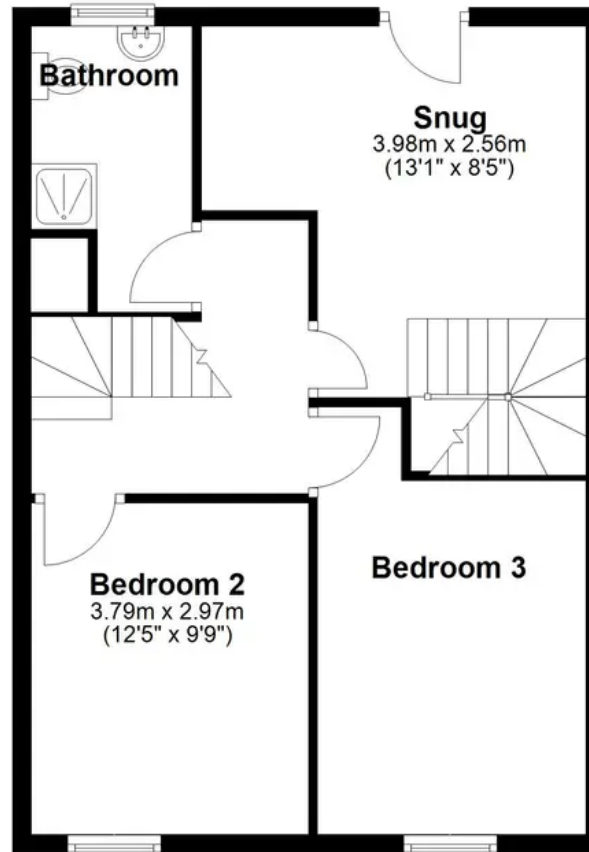
Once in the centre of Bradninch, by the Guild Hall, proceed down the hill into Fore Street and the property will be found on your left hand side.



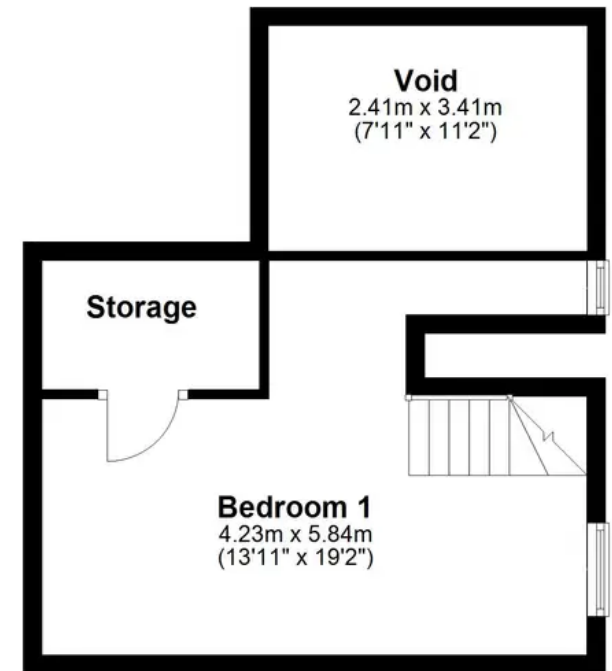
Ground Floor



First Floor



Second Floor





Helmores

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