



31 Broadlands, Thorverton

Guide Price £180,000

31 Broadlands

Thorverton, Exeter, EX5 5PT

- Sought after village location
- First floor flat with garden
- 2 double bedrooms
- Double glazing and central heating
- Beautifully presented
- Private gardens to rear
- Low running costs

Thorverton is a sought after village just a few miles from Exeter in the pretty Exe Valley. Many homes in the village are expensive and therefore affordable properties such as this offer the chance to own a place in this area. Being ex-local authority, it's well built, in a great village edge location and has low service fees. We particularly love the fact it's got its own garden which is a level, enclosed space, overlooking the rec and offers wonderful additional outside space.

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Outside is a communal area of garden to the front and then a pathway to the side leads to a private garden which is owned by No.31. It's gated to enter and with fencing/hedging, a level lawn and plenty of room, it's a wonderful garden, rare to have with this type of property.

Agents Notes:

There is ample on street parking and often garages are available to rent from the local authority for a reasonable rent.

Please see the floorplan for room sizes.

Council Tax: B

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

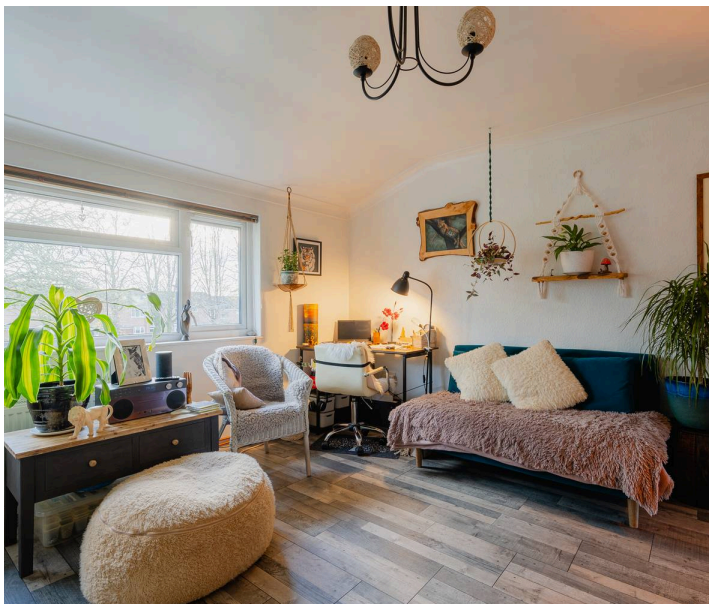
Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

Tenure: Leasehold – Lease 99 years. Maintenance is approx £100 per year (depending on schedule of works) and ground rent of £10 per year.



THORVERTON is a very sought after village lying a few miles north of Exeter and with easy access to the M5 motorway. The village is extremely pretty having a number of old thatched cottages around a pretty village green with stream. The village has a church, two public houses, and thatched cob cottages. It also has a doctor's surgery, local store, post office and an excellent primary school with a good reputation. There is a school bus service to Crediton for the older children.

DIRECTIONS

For sat-nav use EX5 9PT and the What3Words address is [///charge.resides.sharpened](https://www.what3words.com/charge.resides.sharpened)

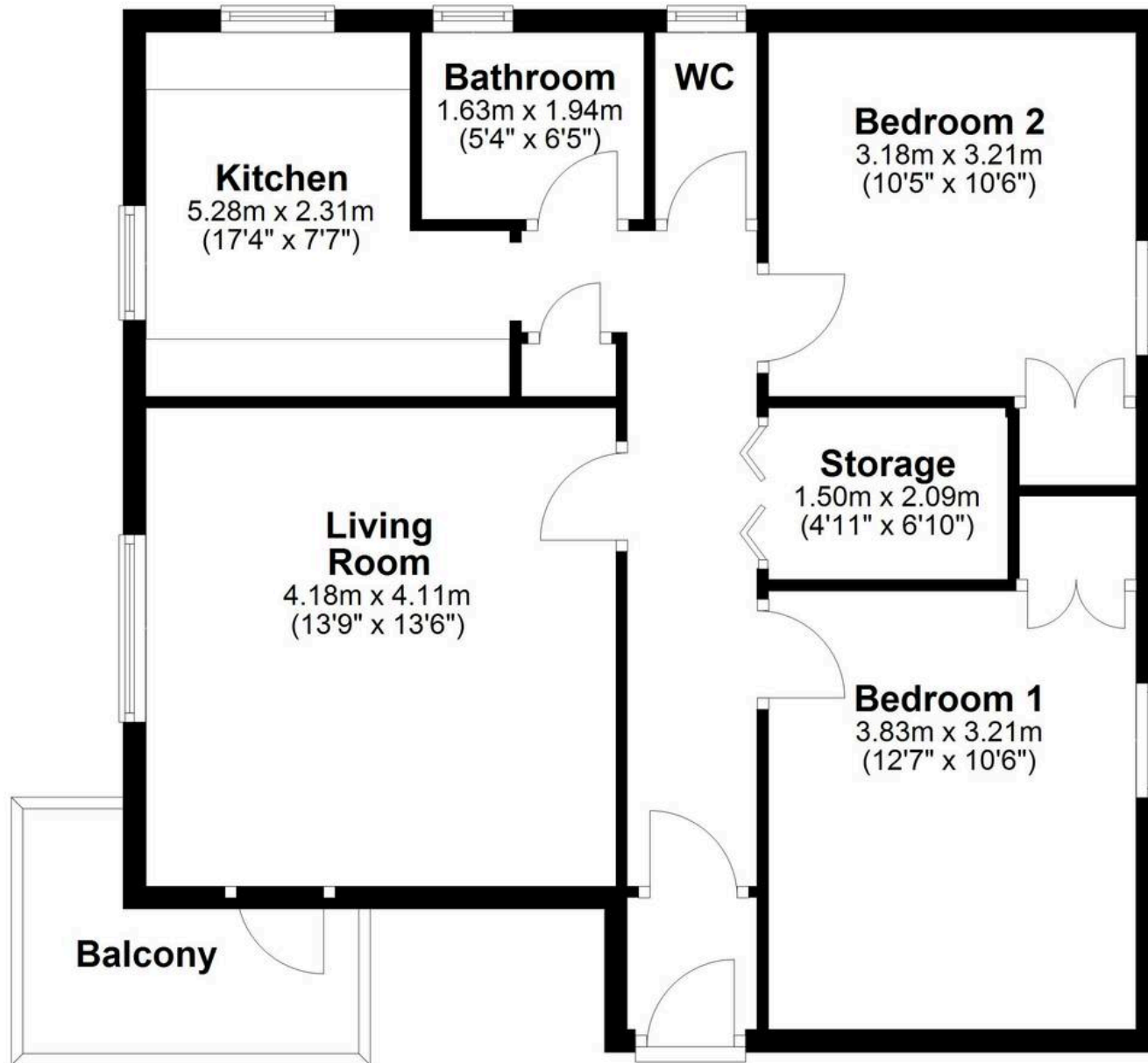
but if you want the traditional directions, please read on.

From Crediton, proceed through Shobrooke and over the crossroads towards Thorverton. As you come into the village and reach a T-junction, turn right and then second right into Broadlands, bear around to the left and No.31 will be found in the first block on the right.



Ground Floor

Approx. 73.5 sq. metres (790.9 sq. feet)



Total area: approx. 73.5 sq. metres (790.9 sq. feet)



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.