



Semi-Detached FAMILY home

CHECK OUT this semi-detached home, situated on a Cul de Sac, offering a modern kitchen with a lightly separated dining area, a comfortable sitting room, three well-proportioned bedrooms and a well presented bathroom. Outside, you'll find a landscaped garden and ample off-road parking.

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thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

862 sq ft



LOCATION

Village



AGE

1970s – 1980s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Fired Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

73C



COUNCIL TAX BAND

C



in a nutshell...

- Three Bedrooms
- Modern Kitchen
- Dining Room
- Comfortable Sitting Room
- Landscaped Rear Garden
- Off Road Parking for Multiple Cars
- Village Location on Cul De Sac
- New Double Glazing Throughout
- Close to local schools





the details...

Check out this semi-detached 3-bedroom home set in the heart of Broadclyst village. Tucked away in a quiet cul-de-sac, it's within easy walking distance of both local schools, making it an ideal choice for families.

Paved step leads to the front door which is sheltered beneath a storm porch and welcomes you directly into the comfortable sitting room. This welcoming space is carpeted, with a window overlooking the front of the property and stairs rising to the first floor. A further door leads into the contemporary kitchen, which is fully integrated and includes a washing machine, full-height fridge and freezer, microwave, oven and practical laminate flooring. The kitchen flows through to a dining area with French doors opening onto the rear garden, creating a seamless indoor-outdoor connection, along with an additional window to the front.



the floorplan...

Approximate Gross Internal Area 862 sq ft - 80 sq m (Excluding Outbuilding)

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 431 sq ft – 40 sq m

Outbuilding Area 110 sq ft – 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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the details...

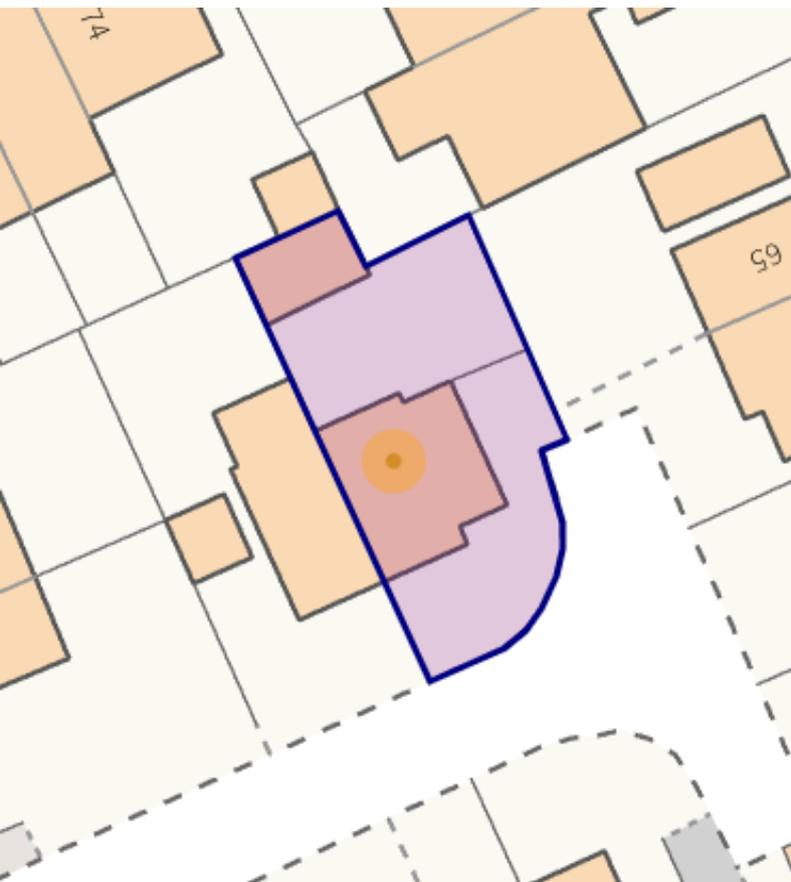
The first floor is comprised of three bedrooms, all of which will accommodate a double bed, along with a family bathroom featuring linoleum flooring, floor-to-ceiling tiling, a bath with shower over, WC and wash basin.



the details...

Outside, the rear garden has been thoughtfully landscaped, featuring a generous patio with plenty of space for outdoor furniture, a large section of artificial lawn and a summer house complete with power and lighting. There is also a useful storage area attached to the summer house, which is currently utilised as a home gym, along with a garden gate that leads directly to the off-road parking for multiple vehicles to the front and side of the property.

Tenure - Freehold
Council Tax Band C





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

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