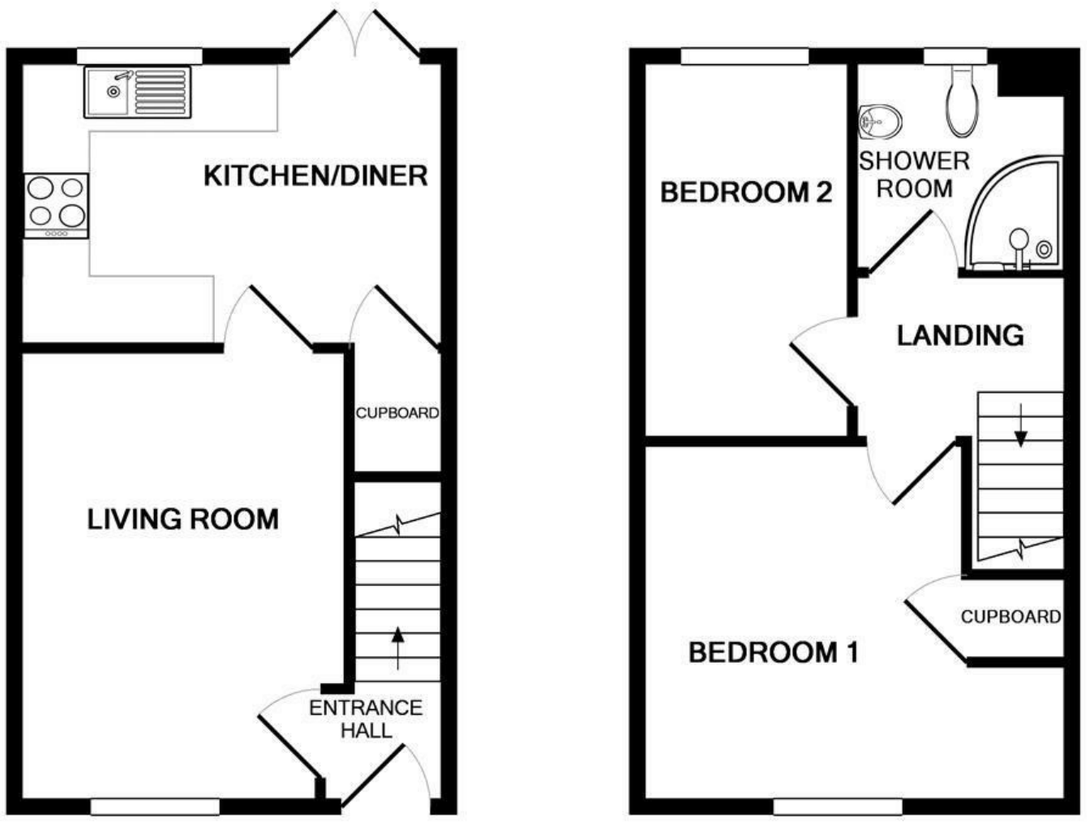
DORMANS
INDEPENDENT ESTATE AGENTS



GROUND FLOOR 1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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£235,000 FREEHOLD

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31 Ashclyst View, Broadclyst, Exeter, Devon, EX5 3NA

An opportunity to purchase a well presented semi-detached house situated in a quiet cul-de-sac location in the popular village location of Broadclyst. The accommodation briefly comprises an entrance hall, living room. kitchen/dining room, two bedrooms and a re-fitted shower room. Outside there is a driveway providing off road parking for two cars and an attached garage. There is also a lovely, good size, enclosed rear garden which enjoys a good degree of privacy. The property is offered with no onward chain and an early viewing is highly recommended.

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31 Ashclyst View, Broadclyst, Exeter, Devon, EX5 3NA **£235,000** FREEHOLD

Accommodation Comprising:
Covered entrance with part obscure glazed composite front door into:

Entrance Hall
Stairs rising to the first floor, gas central heating radiator, central heating thermostat, smoke alarm and door to:

Living Room
4.13m x 2.95m (13'6" x 9'8")
PVCu double glazed window to the front aspect, two gas central heating radiators, dimmer switch, telephone point, television aerial point, wooden flooring, door to:

Kitchen/ Dining Room
3.92m x 2.63m (12'10" x 8'7")
The kitchen area has a range of base cupboards, drawers and eye level units, open corner display unit, single drainer stainless steel sink unit with mixer tap, roll edged work tops, tiled surrounds, Hotpoint electric oven with Hotpoint ceramic hob over and extractor hood above. Free standing Kenwood slimline dishwasher, space and plumbing for washing machine. Baxi combi boiler supplying domestic hot water and central heating. Tiled flooring. The dining area has a gas central heating radiator, understairs storage cupboard housing an alarm system, PVCu double glazed patio doors leading to the rear garden.

First Floor Landing
Hatch to loft space, smoke alarm and doors to:

Bedroom 1
3.33m x 3.92m (maximum) (10'11" x 12'10" (maximum))
PVCu double glazed window to the front aspect, gas central heating radiator, telephone point, two television aerial points, cupboard with hanging rail and shelving.

Bedroom 2
3.47m x 1.94m (11'4" x 6'4")
PVCu double glazed window to the rear aspect and gas central heating radiator.

Shower Room
1.95m x 1.88m (6'4" x 6'2")
Re-fitted shower room comprising a tiled, curved shower enclosure with shower tray, mixer shower unit and seat, close coupled W.C., vanity unit with wash hand basin and cupboard below and tiled splashback. Heated towel rail, fitted mirror, shelving, obscured PVCu double glazed window to the rear aspect and spot lighting.

Front Garden
The front garden is mainly laid to lawn with some flower and shrub borders. A driveway, providing parking for 2 cars, leads to the garage. There is an outside light and a side gate and pathway leads to:

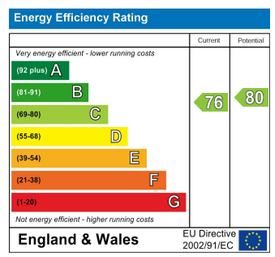
Rear Garden
The rear garden has a block paved patio and pathway leading up to the top of the garden. The majority of the garden is laid to lawn with various shrubs and bushes, also a timber shed and outside water tap. The garden enjoys a good degree of seclusion and is enclosed with timber fencing and a brick wall at the top end.

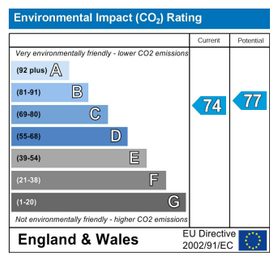
Garage
5.3m x 2.42m (17'4" x 7'11")
With up and over door, eaves storage space, fluorescent light, power, shelving, part obscured glazed door leading to the rear garden.

Directions
From Dormans Office in Pinhoe, take the B3181 to Broadclyst. Take the right hand turning signposted to Dog Village and bear left on the bend. Take the second left turning into Green Tree Road and the first left into Ashclyst View and the property can be found on the right hand side.

Council Tax
D

Area - Broadclyst
Broadclyst is a large village about 5 miles from Exeter centre. Among the local amenities are a primary school, secondary school and community college, post office with village store, Doctors surgery, 2 public houses and restaurant. There is easy access onto major link roads and it is also convenient for Exeter Airport.





Property Misdescriptions Act 1991
Whilst Dormans endeavor to ensure the accuracy of these details, the working order of services, fixtures or fittings have not been checked. The Freehold or Leasehold tenure of the property has not been verified and prospective purchasers are advised to ask their solicitor to do so. You must check the availability of a property and arrange an appointment before embarking on any journey to view a property.