

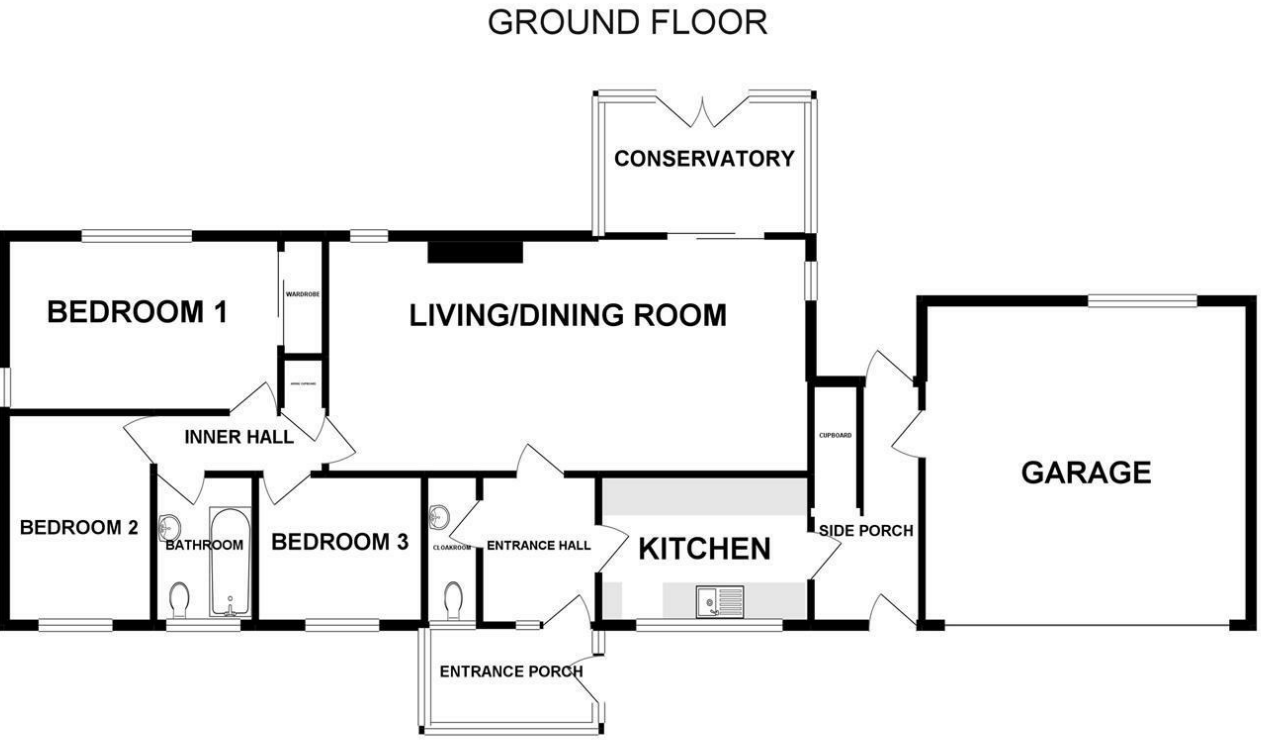


Guide Price £300,000 LEASEHOLD



Burraton Bungalow, Broadclyst, EXETER, Devon, EX5 3DB

An opportunity to purchase a 3 bedroom detached bungalow situated on the outskirts of Broadclyst Village and benefiting from large, attractive, well maintained gardens. The accommodation briefly comprises an entrance porch, cloakroom, good size dual aspect living/dining room, conservatory, kitchen, 3 bedrooms, bathroom and side porch. There is a double garage and good size driveway. The property has PVCu double glazing and night storage heating and is offered with no onward chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Accommodation Comprising

PVCu double glazed front door to:

Entrance Porch

3.42m x 1.68m (9'2" x 5'6")

PVCu double glazed windows to the front and side aspects, space and plumbing for washing machine, PVCu door into:

Entrance Hall

Night storage heater, hatch to roof space and doors to:

Kitchen

3.42m x 2.39m (11'2" x 7'10")

PVCu double glazed window to the front aspect. The kitchen is fitted with a range of wooden base cupboards, drawers and eye level units, stainless steel single bowl sink unit with mixer tap, electric cooker point, door to side porch.



Cloakroom

Close coupled W.C., obscured PVCu double glazed window to the front aspect, wash hand basin with tiled surround.

Spacious Living/Dining Room

7.8m x 3.82m (25'7" x 12'6")

PVCu double glazed windows to the rear and side aspects, fireplace, door to the inner hallway, television point, night storage heater, PVCu double glazed sliding double glazed doors to:



Conservatory

3.9m x 2.63m (12'9" x 8'7")

PVCu double glazed windows to side and rear aspects with PVCu double glazed French doors opening to the rear garden.

Inner Hallway

Built-in airing cupboard with a hot water cylinder, doors to:

Bedroom 1

4.42m x 2.82m (14'6" x 9'3")

PVCu double glazed windows to the side and rear aspects, night storage heater, triple wardrobe with hanging rail and shelving.

Bedroom 2

3.41m x 2.4m (11'2" x 7'10")

PVCu double glazed window to the front aspect and night storage heater.

Bedroom 3

2.69m x 2.42m (8'9" x 7'11")

PVCu double glazed window to the front aspect and night storage heater.

Bathroom

2.41m x 1.64m (7'10" x 5'4")

Obscured PVCu double glazed window to the front aspect, fitted with a panelled bath with chrome style mixer tap and shower attachment, close coupled W.C., pedestal wash hand basin with tiled surrounds.

Side Porch

Obscured PVCu double glazed front door and obscured PVCu double glazed door to the rear garden, tiled flooring, built-in storage cupboard and further door to:

Double Garage

5.17m x 5.28m (16'11" x 17'3")

With metal up and over door, window to the rear aspect, power and lighting.

Front Garden

The property is approached via a gravelled driveway providing off road parking for several vehicles. There is a well maintained front garden with patio area, raised lawn, plant and shrub borders and a garden shed. There is a further good size front garden lawn with mature hedging and a pathway continues to:



Rear Garden

The rear garden has a large paved patio with outside water tap. Steps lead to a very well maintained large lawn garden with a variety of plants, shrubs and trees, also two further large wooden storage sheds.



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.

Council Tax Band

D

Directions

From the double mini roundabouts outside Dormans office continue along the B3181 to Broadclyst and take a right turn signposted Dog Village. Take the second left hand turning on the bend into Woodbury View and continue along this road, passing Green Tree Road on the left. Continue around the bend, past The New Inn and continue along this road for a little over a mile and the property can be found on the right hand side.

Agents Details

The bungalow is on a National Trust Leasehold and we understand has 53 years remaining.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		76
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Property Misdemeanors 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.