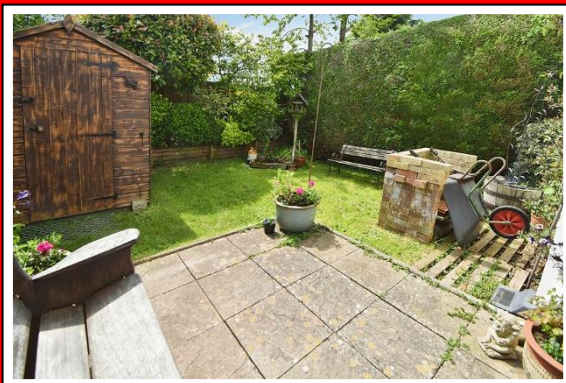




**21 ELM CLOSE  
BROADCLYST  
NEAR EXETER  
EX5 3LT**



**GUIDE PRICE £325,000 - £350,000 FREEHOLD**



**An opportunity to acquire a spacious extended four bedroom family home located within this popular village on the outskirts of Exeter. Good decorative order inside and out. Three/four double bedrooms. Ground floor cloakroom. Large sitting room. Dining room open plan to sun lounge/study. Ground floor bedroom four/office. First floor modern bathroom. Private driveway. Garage/workshop. Delightful enclosed rear garden enjoying south easterly aspect. Highly sought after village location providing good access to local amenities and popular schools. A great family home. Viewing highly recommended.**

Broadclyst is a much sought-after pretty village, nestled in the Devonshire countryside. It has a village green surrounded by picturesque thatched cottages, two pubs, a restaurant, village hall, sports hall, church, Post Office and shop.

Broadclyst Community Primary School has an international reputation for the innovative use of digital media and is rated "Outstanding" by Ofsted. Clyst Vale Community College of secondary education is a mere 5 minute's walk from the property.

Broadclyst has excellent transport links, being only 5 miles from the centre of historic Exeter, Exeter International Airport and the M5. There is a Train Station only a mile away and another Train Station two miles away in Pinhoe, providing links from Exeter's St David's Station and a regular service to London Paddington. There is a regular bus service into the city.

#### **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Sealed unit double glazed door leads to:

#### **ENTRANCE PORCH**

Tiled floor. Sealed unit double glazed windows to both front and side aspects. Obscure uPVC door, with matching side panel, leads to:

#### **RECEPTION HALL**

Radiator. Smoke alarm. Dado rail. Stairs rising to first floor. Door to:

#### **CLOAKROOM**

Comprising low level WC. Wall hung wash hand basin with tiled splashback. Obscure uPVC double glazed window to front aspect.

From reception, doorway opens to:

#### **KITCHEN**

10'6" (3.20m) x 7'0" (2.13m). A quality kitchen fitted with a range of matching solid Oak fronted base, drawer and eye level units. Marble effect roll edge work surfaces with glass splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Integral dishwasher. Space for upright fridge freezer. Larder cupboard. uPVC double glazed window to front aspect with outlook over front garden.

From reception hall, door to:

#### **DINING ROOM**

9'10" (3.0m) x 9'4" (2.84m). Radiator. Open plan to:

#### **SUN LOUNGE/STUDY**

8'10" (2.69m) x 6'8" (2.03m) maximum. Fitted Oak desk top. Part pitched ceiling with large double glazed Velux window. uPVC double glazed double opening doors providing access and outlook to rear garden.

From dining room, open plan to:

#### **SITTING ROOM**

16'0" (4.88m) x 11'8" (3.56m). A spacious room. Radiator. Understair storage cupboard. Two wall light points. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

#### **BEDROOM 4 / OFFICE**

13'4" (4.06m) maximum reducing to 10'0" (3.05m) x 7'8" (2.30m). A great room to provide a number of uses. Radiator. uPVC double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Access to roof space. Smoke alarm. Dado rail. Airing cupboard with fitted shelving also housing boiler (with ten year warranty) serving central heating and hot water supply (fitted October 2023 since the energy survey). Door to:

#### **BEDROOM 1**

10'8" (3.25m) x 10'2" (3.10m). A good size bedroom. Radiator. Deep wardrobe recess with electric light and hanging rail. uPVC double glazed window to front aspect with outlook over front garden.

From first floor landing, door to:

#### **BEDROOM 2**

17'0" (5.18m) x 7'10" (2.39m). A very generous size bedroom with a range of wardrobe/drawer units included. Radiator. uPVC double glazed window to front aspect with outlook over front garden.

From first floor landing, door to:

#### **BEDROOM 3**

11'10" (3.61m) x 8'4" (2.54m). A light double bedroom. Radiator. Laminate wood effect flooring. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

#### **BATHROOM**

7'2" (2.18m) x 5'4" (1.63m). A modern matching white suite comprising panelled bath with fitted mains shower unit over and glass shower screen. Wash hand basin. Low level WC. Heated ladder towel rail. Shaver point. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

#### **OUTSIDE**

To the front of the property is an area of lawn with maturing Norway maple tree. Private driveway provides parking for one vehicle in turn providing access to:

## **GARAGE/WORKSHOP**

18'4" (5.59m) x 8'0" (2.44m). A roomy garage with power and light. Fitted work bench. Shelving. An up and over door provides vehicle access. Side courtesy door.

From the driveway a dividing pathway leads to a gate leading to the delightful front garden consisting of a neat shaped area of lawn with well stocked flower/shrub beds stocked with a variety of established shrubs, plants and bushes. Paved patio and seating area enjoying a high degree of privacy. Raised shrub bed. Outside tap. Pathway leading to front door.

The rear garden enjoys a south easterly aspect whilst consists of a paved patio leading to a level lawn. Timber shed. Raised shrub bed stocked with a variety of mature shrubs, plants and trees. The rear garden is enclosed to all sides by neat natural hedgerow and timber panelled fencing. The rear garden also enjoys a high degree of privacy.

## **TENURE**

Freehold

## **COUNCIL TAX**

Band C

## **DIRECTIONS**

Proceeding out of Exeter along Pinhoe Road, continue to the very end bearing left at the traffic lights signposted 'Pinhoe'. Continue along, on to the new inner bypass, turning left at the traffic lights again signposted 'Pinhoe'. Continue through Pinhoe, through Westclyst, and continue along taking the turning right signposted 'Dog Village'. Continue along bearing left as the road turns and proceed down taking the 1st left into Woodland Road then 1st left into Elm Close where the property in question will be found on the left hand side.

## **VIEWING**

**Strictly by appointment with the Vendors Agents.**

## **AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks on the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## **AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## **REFERENCE**

CDER/0525/8631/AV



Total area: approx. 116.5 sq. metres (1253.5 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		