



**2 STATION COTTAGES
BROADCLYST STATION
NEAR EXETER
EX5 3AS**

PROOF COPY



OFFERS IN EXCESS OF £430,000 FREEHOLD



A beautifully presented much improved and extended characterful house offering spacious versatile living accommodation over three floors. Occupying a highly convenient position providing good access to local village amenities and major link roads. Four good size bedrooms. Master bedroom with ensuite shower room and fabulous views and outlook over neighbouring countryside and beyond. Family bathroom. Reception hall. Spacious sitting room. Fabulous refitted modern kitchen/dining room. Good size enclosed garden. Substantial underhouse arched basement. A stunning family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with inset lead effect double glazed panels, leads to:

RECEPTION HALL

A spacious hallway. Tiled floor. Radiator. Deep walk in understair storage cupboard. Two doorways open to:

KITCHEN/DINING ROOM

18'6" (5.64m) x 16'0" (4.88m). A recently installed quality traditional style kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Double bowl Belfast style sink unit with single drainer and traditional style mixer tap. Quartz worktops with tiled splashback. Space for range cooker with double width filter/extractor hood over. Integrated dishwasher. Integrated washing machine. Two integrated fridges. Freezer. Central island incorporating breakfast bar with ample drawer space beneath. Quartz worktop. Traditional style radiator. Space for table and chairs. Inset LED spotlights to ceiling. Wall mounted concealed boiler serving central heating and hot water supply (installed 2022). Two uPVC double glazed sash windows to front aspect offering fine outlook over neighbouring countryside and beyond. Stripped wood door leads to:

SITTING ROOM

16'10" (5.13m) x 16'10" (5.13m) maximum into recess. A spacious room with exposed wood flooring. Large fireplace recess. Television aerial point. Telephone point. Five wall light points. Two radiators. Smoke alarm. uPVC double glazed double opening doors lead to raised terrace in turn providing access to rear garden. Oak wood door leads to:

INNER HALLWAY

Exposed wood flooring. Radiator. uPVC double glazed door provides access to rear terrace. Wide stairs lead to:

FIRST FLOOR LANDING

Smoke alarm. Stairs rising to second floor. Oak door leads to:

BEDROOM 2

22'0" (6.71m) x 9'8" (2.95m). Radiator. Deep walk in understair cupboard. uPVC double glazed sash window to front aspect with fine outlook over neighbouring countryside and beyond.

From first floor landing, oak wood door leads to:

BEDROOM 3

18'4" (5.59m) x 10'2" (3.10m). Radiator. Four wall light points. uPVC double glazed sash window to front aspect again offering fine outlook over neighbouring countryside and beyond.

From first floor landing, door leads to:

BEDROOM 4

11'0" (3.35m) maximum into wardrobe space x 10'10" (3.30m). Radiator. Built in double wardrobe. Overhead storage cupboard. Lead effect uPVC double glazed window to rear aspect.

From first floor landing, stripped wood door leads to:

BATHROOM

10'8" (3.25m) x 9'5" (2.87m) maximum reducing to 5'6" (1.68m). A traditional modern matching suite comprising double width tiled shower enclosure with fitted mains shower unit. WC. Wash hand basin. Free standing roll top bath with claw feet and traditional style mixer tap including shower attachment. Radiator. Part tiled walls. Deep storage/linen cupboard. Inset LED spotlights to ceiling. Extractor fan. Obscure lead effect uPVC double glazed window to rear aspect.

SECOND FLOOR LANDING

Smoke alarm. Double glazed Velux window to rear aspect. Door opens to:

LOBBY

Incorporating study area. Storage cupboard. Double glazed Velux window to rear aspect. Opening to:

BEDROOM 1

19'4" (5.89m) x 11'10" (3.61m) maximum (part sloped ceiling). An impressive skilfully converted room with plenty of head height. Radiator. Inset LED spotlights to ceiling. Four double glazed Velux style windows to front aspect offering fine outlook and views over neighbouring countryside and beyond. Door leads to:

ENSUITE SHOWER ROOM

A traditional modern matching suite comprising 1½ width tiled shower enclosure with fitted mains shower unit. Wash hand basin. WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Double glazed Velux window to rear aspect.

OUTSIDE

Directly to the front of the property is a small walled garden with steps and pathway leading to the front door. The rear garden is accessed via steps running down from the sitting room and terrace providing an area of lawn and mature raised borders. Directly beneath the property is a:

LARGE ARCHED BASEMENT

Offering fantastic potential for conversion, subject to the necessary consents.

A pathway leads along the rear of the cottages to a further good size private garden with timber summer house. Well stocked with a variety of maturing shrubs, plants and trees. Additional gate provides access to the road.

TENURE FREEHOLD

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road continue to the very end bearing left by Sainsbury's into Pinhoe itself. Continue over the two mini roundabout and proceed straight ahead for approximately 1 mile, bear right signposted 'Broadclyst/Dog Village' and continue around, past the school, and continue along this road for approximately 1 mile and the property in question will be found on the left hand side just before the bridge.

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 investigations into 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 surveyor's 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 investigate 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.

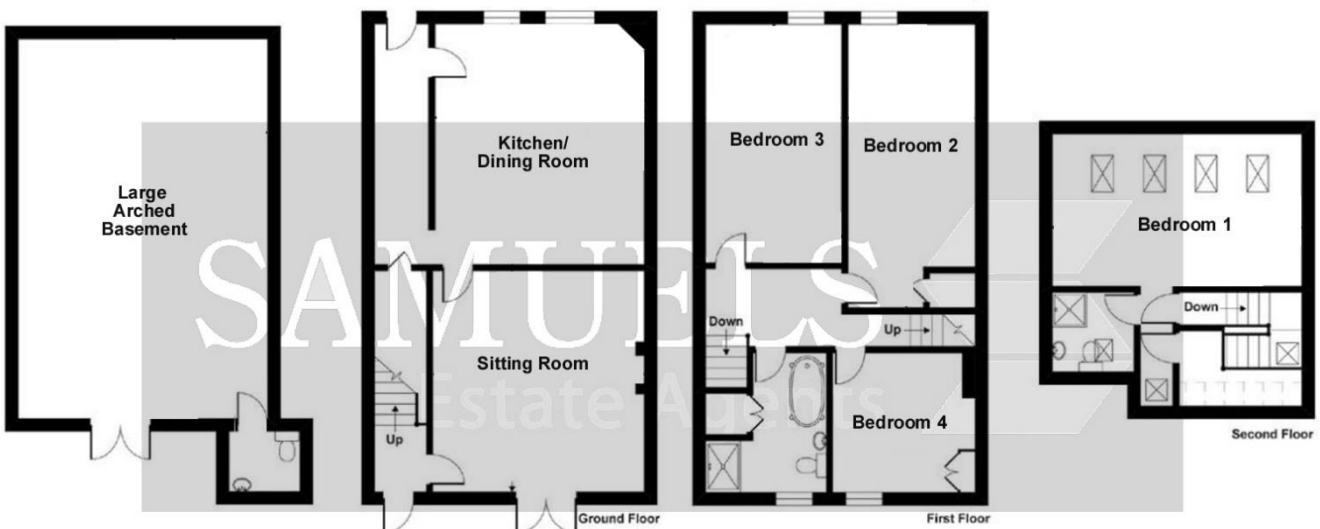
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0323/8376/AV



Approx. Gross Internal Floor Area
232.4 sq. metres (2502 sq. Ft)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		