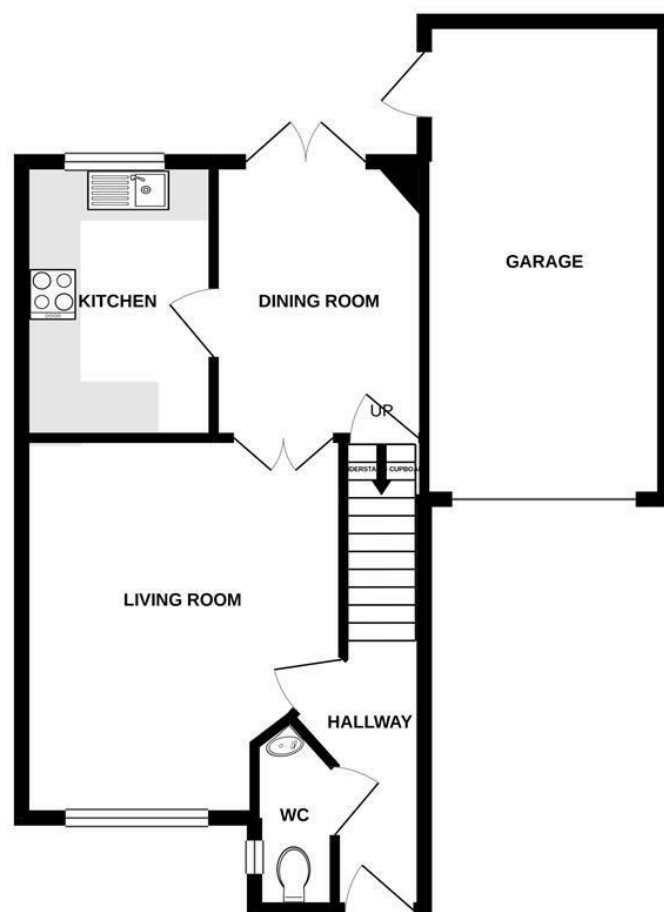


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DORMANS
INDEPENDENT ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



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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£285,000 FREEHOLD



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

A lovely, well maintained 3 bedroom semi-detached home situated in the popular village location of Broadclyst. The accommodation briefly comprises an entrance hall, downstairs cloakroom, living room, dining room, kitchen, three bedrooms and shower room. Outside there is an attractive enclosed rear garden, driveway and garage. An early viewing is highly recommended. Offered with no onward chain.

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Accommodation Comprising:

Obscured front door into:

Entrance Hall

Gas central heating radiator, stairs to the first floor landing, door to living room and further door to:

Downstairs Cloakroom

Fitted with a close coupled W.C., corner wash hand basin with tiled splash back, obscured double glazed window to the side aspect, gas central heating radiator and a wall mounted electricity circuit breaker.

Living Room

3.79m (maximum) x 4.47m (maximum) (12'5" (maximum) x 14'7" (maximum)) Double glazed window to the front aspect, two gas central heating radiators, television point and wooden double doors through to:



Dining Room

3.24m x 2.45m (10'7" x 8'0") Double glazed French doors opening onto the rear garden, under stairs storage cupboard and door to:

Kitchen

2.23m x 3.23m (7'3" x 10'7") Double glazed window to the rear aspect. The kitchen is fitted with a range of white fronted base cupboards, drawers and eye level units. Roll edged granite style work surface with tiled surrounds. Gas hob, electric oven, extractor hood over, stainless steel single bowl sink unit. Freestanding slimline dishwasher, washing machine and fridge/freezer.



First Floor Landing

Hatch to roof space, built-in hot water cylinder with slatted shelving and doors to:

Bedroom 1

2.89m x 3.47m (plus wardrobes) (9'5" x 11'4" (plus wardrobes)) Two double built in wardrobes with hanging rail and shelving. Television point, double glazed window to the rear enjoying a lovely outlook and gas central heating radiator.



Bedroom 2

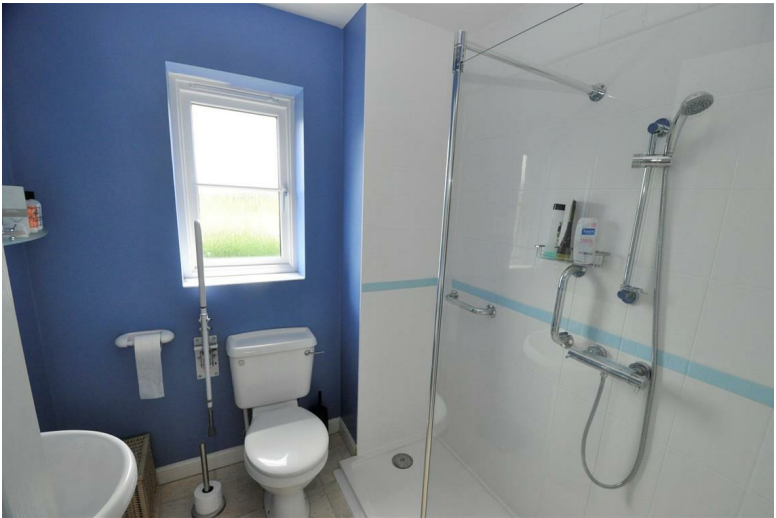
3.44m x 2.89m (narrowing to 2.42m) (11'3" x 9'5" (narrowing to 7'11")) Double glazed window to the front aspect and gas central heating radiator.

Bedroom 3

2.68m (narrowing to 2.33m) x 2.25m (8'9" (narrowing to 7'7") x 7'4") Double glazed window to the front aspect, gas central heating radiator and built-in storage cupboard with hanging rail and shelving.

Shower Room

2.00m x 1.91m (6'6" x 6'3") Double length walk-in shower enclosure with mixer shower. Close coupled W.C., pedestal wash hand basin with tiled splash back. Gas central heating radiator, spot lighting and extractor fan.



Front Garden

The front of the property is approached via a driveway providing off road parking which leads to the garage. A pathway leads to the front door and well maintained front garden.

Rear Garden

The rear garden is very well maintained and well stocked with a variety of plants, shrubs and bushes. There is a good sized paved patio, door to garage, wooden pergola, wooden garden shed and the garden is enclosed with timber fencing.



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Garage

5.62m x 2.82m (18'5" x 9'3") Eaves storage space, power and lighting. Metal up and over door and further service door to the rear garden.

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

D

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 left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.