



Brough House



# Brough House

Thorverton, Exeter, Devon, EX5 5NG

Exeter 7 Miles | Crediton 7 Miles | Tiverton 9.5 Miles

A superb three-bedroom family home with an abundance of character, set in the heart of the popular village of Thorverton.

- Three Bedroom Family Home
- Large Kitchen/Dining Room
- Large Workshop/Studio
- Cottage Garden
- Council Tax Band C
- Character Features Throughout
- Dual Aspect Sitting Room
- Utility Area
- Popular Village Location
- Freehold

## Guide Price £325,000

### DESCRIPTION

Brough House is a superb three-bedroom family home set centrally within the sought-after village of Thorverton. The property consists of a dual-aspect sitting room, generous kitchen/dining room with separate utility, three spacious bedrooms and a family bathroom. The first floor features wonderfully high ceilings adding to the spacious feeling within the property.

To the rear of the property is a large outbuilding which offers potential for a workshop, studio or many other possibilities, tucked in behind this is the rear garden which is mainly paved although bordered with mature plants and shrubbery. The property is set back from the others along Bullen Street, giving excellent privacy and a front garden which makes for a real suntrap given it's southerly aspect.

### SERVICES

Mains electricity, water, gas and drainage. Gas central heating.  
Ofcom predicted broadband services - Standard & Superfast.  
Ofcom predicted mobile coverage for voice and data: External (variable) – EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Thorverton Conservation Area.

### DIRECTIONS

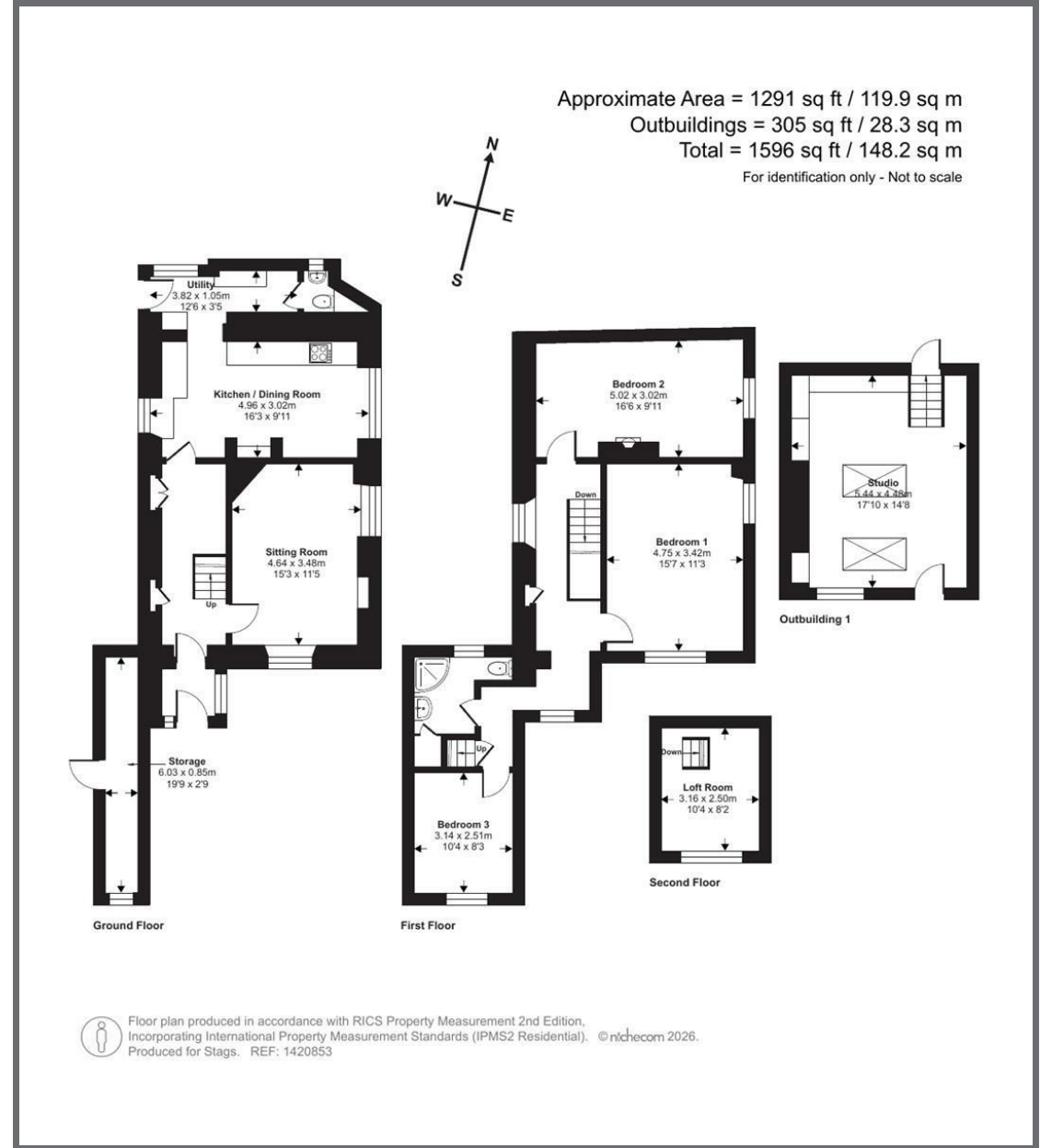
From Tiverton, proceed south on the A396/ Exeter Road. Continue over Bickleigh bridge, remaining on the A396. After approximately 4 miles, turn right, signposted to Thorverton and continue past Exe-Valley Farm shop and Thorverton Cricket Club. After 0.5 miles, the property can be found on the right-hand side set back from the pavement.

For parking, there is on street parking available outside the property, alternatively, continue passed the property and as the road forks, take the right turn signposted Shobrooke and Crediton and the free car park will be in front of you.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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