



Brough House



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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.





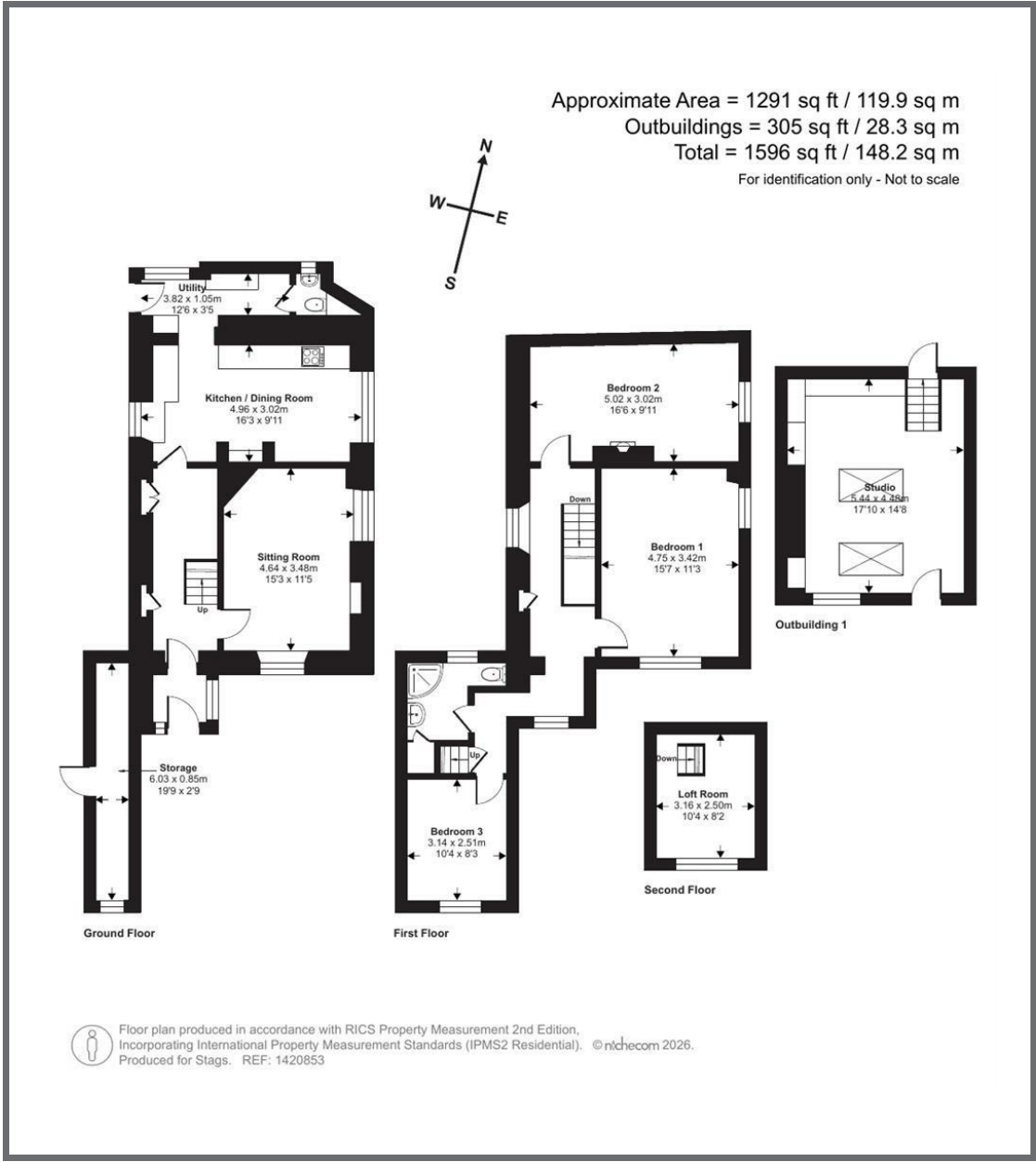
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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