

Broadlands, Thorverton, EX5 5PT

£295,000

Welcome to Broadlands, a beautifully modernised and inviting 3 bed mid-terrace home situated in the heart of the charming village of Thorverton. This delightful property features a versatile loft conversion, perfect for an additional bedroom or home office. With a contemporary open-plan living area, a level south-facing rear garden, and breathtaking countryside views, this home combines modern living with rural tranquillity.

Winkworth

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Entrance Hall: A welcoming entrance with ample space for coats and shoes, leading into the main living area.

Downstairs Cloakroom: A convenient addition to the ground floor, featuring a toilet and washbasin, perfect for guests and enhancing everyday practicality.

Open-Plan Living/Kitchen/Diner: A bright and spacious area combining the living room, kitchen, dining space, and sitting area overlooking the garden. The modern kitchen is well-equipped with ample storage and high-quality appliances, while the dining area comfortably accommodates family meals and social gatherings. The sitting area provides a cozy spot to relax and enjoy the garden views through large patio doors, creating a seamless indoor-outdoor connection.

Bedroom 1: A generous master bedroom featuring large windows that allow for plenty of natural light, creating a warm and inviting atmosphere.

Bedroom 2: A well-sized second bedroom, perfect for children, guests, or as a secondary living space.

Bedroom 3: A comfortable third bedroom that can serve multiple purposes, such as a nursery, guest room, or hobby room.

Loft Conversion/Bedroom 4: A versatile loft space which could be converted to a wonderful bedroom with far reaching views with the addition of a dormer.

Bathroom: A stylish and modern family bathroom, fitted with contemporary fixtures and fittings, offering both a bathtub and a shower.

Outside:

Front Garden:

Front Garden:

An attractive front garden that sets the property back and provides ample space for a table and chairs. The garden includes two brick-built storage areas, providing additional space for a washing machine, freezer, and other storage needs.

Rear Garden:

A beautifully maintained, level south-facing garden that enjoys plenty of sunlight throughout the day. This private outdoor space is perfect for gardening enthusiasts, children's play, or simply relaxing in the sun. At the house, there is a raised composite decking area, which serves as a sitting/dining space. The remaining area is laid to lawn.

Location:

Thorverton is a highly desirable village, known for its friendly community, excellent local amenities, and stunning rural surroundings. The property is conveniently located close to local schools, shops, and public transport links, making it an ideal choice for families, professionals, and retirees alike.



KEY FEATURES:

- Three Bedrooms Plus Loft Conversion
- Open-Plan Living
- Downstairs cloakroom
- Modernised
- South-facing rear garden
- Countryside Views
- Vendors have found

PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains electric, gas, water and drainage.
- Superfast broadband available

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied

Broadlands, Thorverton, Exeter, EX5

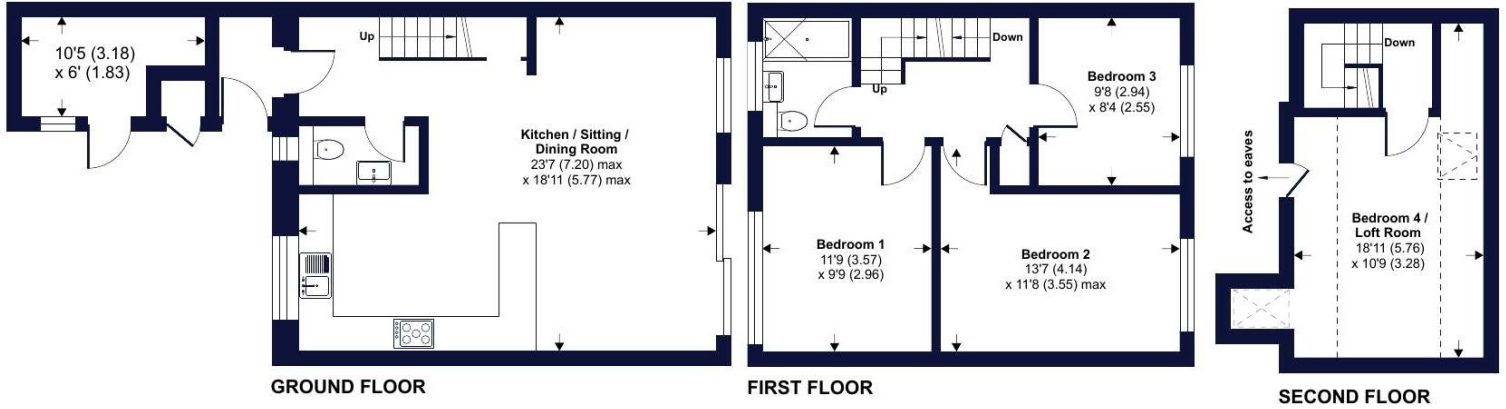
Approximate Area = 1041 sq ft / 96.7 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1186 sq ft / 110.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1151826



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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