

STAGS

Sydney House

Sydney House

Broadclyst, Exeter, EX5 3AB

Exeter centre (5 miles), Exeter St.Davids (5.7 miles), Exeter airport (5.4 miles)

A delightful 4 bedroom, detached period house retaining a number of period features with driveway parking and enclosed walled garden.

- Delightful (not Listed) period house
- Large bathroom and downstairs shower room
- Off road parking for two cars
- Attractive walled garden
- Freehold
- Spacious accommodation
- Charming cottage style kitchen with Rayburn
- Two lovely reception rooms
- Cellar
- Council Tax Band: E

Guide Price £495,000

SITUATION

Sydney House enjoys a convenient setting on the edge of the village of Broadclyst, one of East Devon's most sought-after locations. The village offers an excellent range of local amenities including a primary school, village store, post office, public house, and active community facilities. Surrounded by beautiful countryside, Broadclyst benefits from excellent transport links, with easy access to the M5, Exeter city centre, and Exeter Airport. The nearby Killerton Estate, owned by the National Trust, provides wonderful walking and cycling routes.

DESCRIPTION

A charming detached period property, believed to have originally been an older cottage with a Georgian extension added to the front, with two spacious reception rooms and a cosy kitchen with Aga to the rear. On the first floor are 4 bedrooms with views to the front over fields.







ACCOMMODATION

From the front, a Upvc door opens into an feature entrance porch with a second door opening into a good sized entrance hall. An attractive wide staircase rises to the first floor, on the left is a dining room with a window to the front and there is a lovely tiled fire place with hearth and feature cupboards to either side. On the other side of the hall is a charming sitting room, again with an attractive marble fire place with feature cupboards to each side and a window overlooks the front.

The hallway continues to the rear where steps leads down into a lovely kitchen, believed to be the older part of the house and fitted with a range of wood fronted base, wall and drawer units with a gas hob with oven under and a Rayburn set in a recess with exposed brick above. A window overlooks the garden, there is an adjoining utility room with a sink, space for a fridge and freezer and plumbing for a washing machine and at the end is a downstairs W.C and shower cubicle. From the kitchen a door leads down to a very useful cellar, providing a spacious storage area with slightly restricted head height, power and light and a door leads to a back porch providing space for hanging coats and from here a door leads to the garden.

On the first floor, at the top of the stairs is a spacious landing with door leading to 4 bedrooms. To the front are two double bedrooms with windows overlooking fields and there is a single room/office and at the rear is a third double bedroom and a spacious family bathroom with panel bath and shower over, hand wash basin and a low level W.C. There is a large loft space at the top of the landing from the first floor, which includes two Velux windows at the front, and a small window on each end, useful for storage or the potential to convert, subject to the necessary planning consents.

OUTSIDE

To the front of the property is an attractive area of landscaped garden including a gravelled seating area and to the side, a driveway providing off road parking for two cars leading to a shed with a side door and double doors giving access into the garden. The rear garden is bordered by an attractive period wall and laid mainly to lawn with a garden shed and on the Northern boundary a gravelled strip running the length of the property.

SERVICES

Utilities: Mains gas, water and drainage.
Heating: Gas central heating from a boiler installed in 2008 and open fires
Tenure: Freehold
Current Council Tax: E
EPC: D(61)
Standard, ultrafast and superfast broadband available. EE, 02,Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What three words: ///resolves.tickles.commands

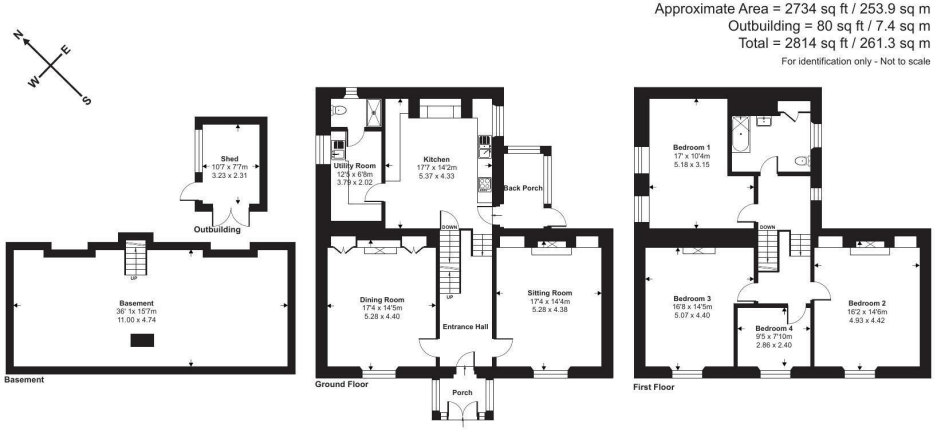


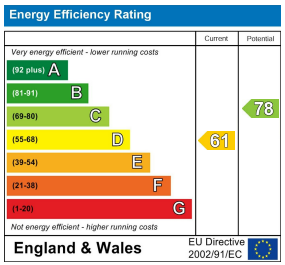




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202