

9 Hele Road
Bradninch, EX5 4QZ

£285,000
Guide price



3



2



2

EPC D





- Village amenities and local walks
- 3 generous bedrooms
- Kitchen dining room
- Spacious sitting room
- Garden room
- Shower room and family bathroom
- Pretty cottage garden
- Garage and parking
- Good local primary school
- Exeter 15-20 mins



Would you like to have a look?
Contact our Cullompton office
01884 32100
cullompton@seddons.com

Vendor says; 'I love my garden and the open aspect across the fields. I am also involved and love the wetlands nature reserve which I believe is the only official nature reserve in Mid Devon which is not far from my property and is open to the public to be enjoyed.'



The Property

This fine family home lies on the edge of a favoured development towards the edge of this popular Duchy of Cornwall town, a short drive from Exeter, with lovely country views to the rear. The accommodation is in good order, well-appointed and spacious, with a large reception room, kitchen breakfast room and light and airy garden room that can be used all year round. To the rear there is a pretty cottage garden which has a sunny aspect and has been lovingly tended to by the current owner. The garden has been planted to create a colourful view that changes throughout the year and has been designed to attract the butterflies and wildlife. On approach, there is a front garden, parking and a garage which lies to the side of the house.

Bradninch has a full range of amenities including a primary school, local mini market/post office, public houses, doctor's surgery and a regular bus service to Exeter and Cullompton. The town gives quick access to Exeter, via the B3181 main road through Broadclyst. The market town of Cullompton lies approximately three miles away with junction 28 of the M5 giving access to Exeter and all points north, including junction 27 with the nearby Tiverton Parkway Station at Sampford Peverell with regular inter-city services.

Exeter City Centre - c. 9 miles, Exeter International Airport - c. 17 miles, Cullompton/Junction 28 M5 - c. 4 miles, Tiverton Parkway Station - c. 9 miles, Taunton - c. 23 miles.

Utilities

Mains water, electricity, gas and drainage

Council Tax

Band C

Directions

From Seddons' Cullompton office in the High Street of Cullompton proceed out of the town in the direction of Bradninch, passing the Padbrook Golf and Leisure centre on the right. Proceed for approximately three miles to Bradninch and continue through the town dropping down the hill towards West End Road. Take the left turn opposite the White Lion pub signposted for Hele and Exeter, Hele Road. Proceed for approximately half a mile where number nine can be seen on the left with a Seddons board.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	A (92-100)	A (10-15)	A (10-15)
B (81-91)	B (81-91)	B (16-20)	B (16-20)
C (69-80)	C (69-80)	C (21-25)	C (21-25)
D (55-68)	D (55-68)	D (26-30)	D (26-30)
E (39-54)	E (39-54)	E (31-35)	E (31-35)
F (21-38)	F (21-38)	F (36-40)	F (36-40)
G (1-20)	G (1-20)	G (41-45)	G (41-45)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.