



East of 
ESTATE AGENTS

Diamond Cottages
Sandygate £315,000

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An impressive two bed mid-terrace property that has been modernised throughout and decorated to a very high standard. Located in Sandy Gate on the edge of the sought after village of Clyst st Mary this exceptional property has an elegant sitting room, a beautiful lounge with gas stove and a most desirable open planned kitchen with quartz worktop and French doors overlooking the rear garden. In addition the property boasts a contemporary family bathroom beautiful rear garden with summer house and ample parking to the front.

- Beautiful Mid Terrace | Two Double Bedrooms
- | Modern Kitchen/Diner | Lounge with Gas Stove
- | Sitting Room with Gas fire
- | Contemporary Family Bathroom
- | Well Laid out Gardens | Summer House
- | Ample Parking to Front

Approach

Diamond Cottages are located in Sandy Gate just 5 minutes walk to Newcourt railway station and on the edge of the popular village of Clyst St Mary. From here Topsham is a short drive away and we have easy access onto Junction 30 and into the city. Also in close proximity is the renowned Blue Ball Inn. To the front of the property the garden has been laid with brick paving to provide parking, off of which is a small storm porch that leads into the property.

Entrance Hall

Entering into the property you are immediately struck by the attention to detail and the quality of finish of this house. The floor has been laid with a beautiful mosaic tiling with a grand wall to ceiling radiator to the side, and the doors are of oak veneer, a theme that continues to run throughout the house.

Sitting Room 3.31m by 3.12m

Directly off the hallway is a charming sitting room with a gas inset fire set upon a marble hearth and a handsome box bay window that overlooks the front of the property.



Lounge 4.09m by 3.49m

Centred in the middle of the house is an elegant lounge with a stunning gas stove set into the chimney breast taking centre stage. A set of open plan stairs lead up to the first floor, whilst to the fire side an original floor to ceiling cupboard adds further character to the room. The flooring has been finished with large tiles that run seamlessly into the kitchen.

Kitchen/Diner 4.09m by 3.57m

This impressive kitchen from System Six has been built with quality and practicality in mind with large pan drawers and larder cupboards. All the appliances have been integrated and the units topped with a grey Quartz worktop. A magnificent Kenwood range cooker with 5 burner hob again takes centre stage with a grey quartz splash back and matching extractor hood over. To the side is ample space for a table under a large ceiling window and to the rear is a set of French Doors out onto the rear garden. Discretely tucked under the table is a storage box that doubles as a bench and continues to match the kitchen theme.

First Floor Landing

Up on the first floor landing is access to bedrooms and bathroom with a pull-down ladder to access the loft. The loft has power and has been boarded out and has the size and potential for conversion.

Bedroom One 4.15m by 2.85m

First off from the landing is bedroom one that enjoys the morning sun. An original cast iron fire place is centred between two large wardrobes built into the chimney breast providing ample storage.

Bedroom Two 3.19m by 2.82m

Bedroom two like both of these bedrooms are of good size and can easily accommodate a double bed. Tucked to the far corner above the stairs is a built in wardrobe, and this room takes advantage of the views across the garden.

Family Bathroom 2.67m by 1.90m

Beautifully presented this contemporary bathroom has been fitted with a delightful walk in shower with recessed shelving and beautiful mosaic tiling. A large basin sits atop a stunning vanity unit and the wall and floor have been finished with grey tiling and the bathroom has not only a towel rail but under floor heating in addition.

Rear Garden

The rear garden has been designed into gradual tiers that lead to the summer house at the rear. Out from the French doors the first area has wooden sleepers and gravel interspersed with pots. Further along is a flat seating area with table and chairs, this has been edged with a mature bed of flowering shrubs. The lawn beyond divides the garden again and beyond is a summer house with wooden decking affront and glass balustrading from which you can admire back over the garden.





TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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