



East of **EXE**  
ESTATE AGENTS

Couper Meadows  
Clyst Heath £725,000

# Couper Meadows

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A substantial and detached five bedroom house offering three reception rooms, kitchen dining room, two en suites, detached garage, utility room and pretty south facing gardens. Fabulous location tucked away at the end of a private cul de sac abutting open parkland of Clyst Heath and close to train station and bus stops. No ongoing chain.

Detached | Five Bedrooms

| Large Kitchen/breakfast Room | Living Room

| Dining Room | Study/Family Room

| Utility Room and Cloakroom

| Two Ensuites and Family Bathroom

| South Facing Rear Garden | Ample Parking

| Detached Double Garage

## Approach

Covered entrance porch, part glazed composite door to :-

## Entrance Lobby

Spacious lobby with coat hanging space, coved ceiling, radiator, telephone point, windows and part glazed door to :-

## Entrance Hallway

Attractive and spacious entrance hallway with oak balustrade staircase to first floor, coved ceiling, doors to two understair storage cupboards, radiator, doors to all adjoining rooms.

## Living Room

Wonderful room with sliding patio door leading to the rear garden, coved ceiling, feature fireplace with ornate wooden mantle, marble effect inset and hearth with fitted coal effect gas fire, two radiators, TV and telephone points, wall lighting, double glass panel doors leading to the dining room.

## Dining Room

Light and spacious dual aspect room with Upvc double glazed windows to front and side aspect, coved ceiling, radiator, wall lighting.

## Kitchen/Breakfast Room

Spacious kitchen/breakfast room with two Upvc double glazed windows to rear aspect with outlook over the garden. Fitted kitchen with excellent range of base, wall and drawer units in white finish, worktop with tiled surround and inset one and half bowl stainless steel sink, integrated electric double oven and gas hob with extractor fan over, space and plumbing for dishwasher, recess spot lights,





space for free standing fridge freezer, part tiled walls, wall mounted gas boiler, TV point and door to the utility.

#### Utility

Part glazed door to side and Upvc windows, extractor fan, recess spot lights, range of matching fitted base and wall units, roll edge work top surface with inset stainless steel sink, space and plumbing for washing machine and dryer, radiator.

#### Study/Family Room

Two Upvc windows to the front, coved ceiling, hatch to roof space, two radiators, telephone and TV points.

#### Cloakroom

Upvc window to the side with obscure glass, radiator, white close couple WC and pedestal wash hand basin, coat hanging space,

#### First Floor Landing

Stairs lead up to a light and spacious first floor landing with Upvc window to front aspect overlooking the beautiful parkland, coved ceiling, radiator, hatch with pull down ladder to loft space which is fully boarded, doors to airing cupboard housing Megaflo water cylinder and shelving, doors to bedrooms.

#### Bedroom One

Light and spacious master with two Upvc windows to the rear with views over the garden, two radiators, coved ceiling, range of built in wardrobes, overhead cupboards and TV point.

#### Ensuite

Upvc window to side with obscure glass. Fully tiled walls, light and shaver points. Coloured suite with close couple WC, wash hand basin in vanity unit with cupboard under, bath with tiled surround with glass folding screen and mixer shower over, extractor fan and radiator.

#### Bedroom Two

Further spacious room with Upvc window to front overlooking the parkland, radiator, coved ceiling, range of built in wardrobes/drawer units, door to ensuite

#### Ensuite

Spacious ensuite with Upvc to front with obscure glass. Fully tiled wall, with white suite comprising low level WC, pedestal wash hand basin and glass door to tiled shower with mixer tap, extractor fan, radiator, shaver and light points.

#### Bedroom Three

Light double aspect room with Upvc to side and rear, radiator, coved ceiling, built in wardrobe and drawer units, TV points.

#### Bedroom Four

Upvc window to the front overlooking the beautiful parkland, radiator, coved ceiling.

#### Bedroom Five

Upvc window to the rear overlooking the garden, radiator, TV point.

#### Family Bathroom

Large family bathroom with Upvc window to the side. White suite comprising pedestal wash hand basin, corner bath with shower attachment, low level WC, fully tiled walls, radiator, light and shaver point.

#### Parking and Detached Garage

Ample parking to the front of the property with space for 4 vehicles. The double garage has an up and over door, pedestrian door to side, fitted shelves, workbench, power and light.

#### Front Garden

Pretty front garden with pathway leading to the front door and around to the left side of the property, lawn garden with a variety of plants and shrubs. There are also beautiful parkland grounds opposite the property, perfect for children or dog walking.

#### Rear Garden

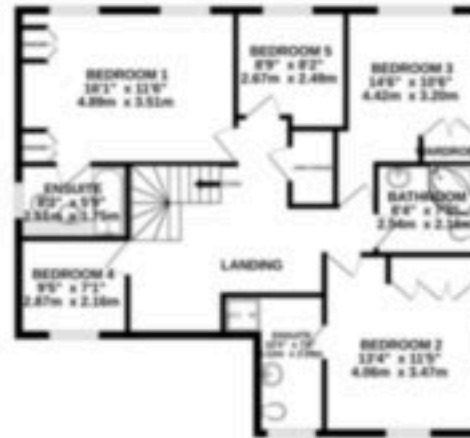
Lovely south facing rear garden accessed via the living room and via either side of the property. The garden is mainly laid to lawn with a paved patio area perfect for alfresco dining. The garden has a selection of well stocked borders with an abundance of mature plants and shrubs, plus the added benefit of a mature covered pond.



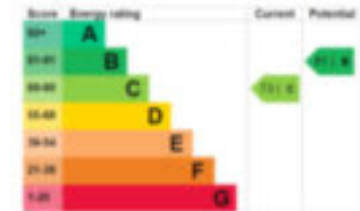
GROUND FLOOR  
1307 sq ft (122.4 sq m.) approx.



1ST FLOOR  
936 sq ft (87.0 sq m.) approx.



TOTAL FLOOR AREA: 2243 sq ft (206.4 sq m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.