



East of 
ESTATE AGENTS

30 Winslade Park Avenue
Clyst St Mary £495,000

30 Winslade Park Avenue

Clyst St Mary £495,000

COMMITTED SELLER WHO HAS SECURED A NO ONWARD CHAIN PURCHASE. Located on the quiet wide streets surrounding Winslade Manor is this immaculately presented detached bungalow. This property has been lovingly refurbished and is presented in a very high standard of finish. The property offers three bedrooms, a large open planned lounge/diner and a beautiful contemporary kitchen. Out to the rear is a magnificent spacious garden with a large wooden cabin and summer house, whilst to the front is ample off road parking in front of the garage. Number 30 is just moments walk to the village of Clyst St Mary, with its renowned hostelry and village bakery, The Post Office and from Winslade Park itself with its restaurant and facilities.

Detached Bungalow | Three Bedrooms

| Contemporary Kitchen

| Spacious Lounge Diner | Family Bathroom

| Garden Cabin | Beautiful Rear Garden

| Garage & Ample Off Road Parking

APPROACH

The property is set well back off the road behind a low laurel hedge. A block paved drive leads to the garage with a block pathway leading around to the front porch and offer plenty of off-road parking space. Beyond the hedge is a beautiful front garden mainly laid to lawn with borders planted with flower plants and shrubs.

PORCH & ENTRANCE HALLWAY

To the front of the property is a spacious entrance porch which leads into the main hallway.

BEDROOM 1 3.39m by 3.11m

First off the hallway is bedroom one, a beautiful spacious room with a full set of mirrored built-in wardrobes providing ample storage.



BEDROOM 2 WITH ENSUITE 3.39m by 2.73m

Next along is bedroom two, an elegant and airy room with an en-suite fitted with W.C and shower and revels in the delightful views out across the rear garden.

BEDROOM 3 2.36m by 1.98m

Off the hallway, bedroom three is a generous single bedroom.

FAMILY BATHROOM

The family bathroom has been fitted with a white modern W.C and basin with white vanity unit, and a large double shower cubicle.

KITCHEN 3.83m by 2.71m

This beautiful contemporary kitchen has been fitted with off white wall and base units topped with a sleek black granite worktop and up stands. The full range of AEG appliances have been discretely incorporated into the kitchen. Tall larder units integrate the large fridge and plenty of storage. The base units are fitted with multiple drawers and handy storage.

OPEN PLANNED LOUNGE/DINER 6.45m by 5.67m

Opens out from the kitchen enhancing the sense of space. A central island and seating area hosting a wine fridge and again topped with sleek black granite is in front of a set of patio doors out to the garden. The spacious lounge has large windows providing an outlook over the lovely front garden.

GARDEN CABIN 6.22m by 3.23m

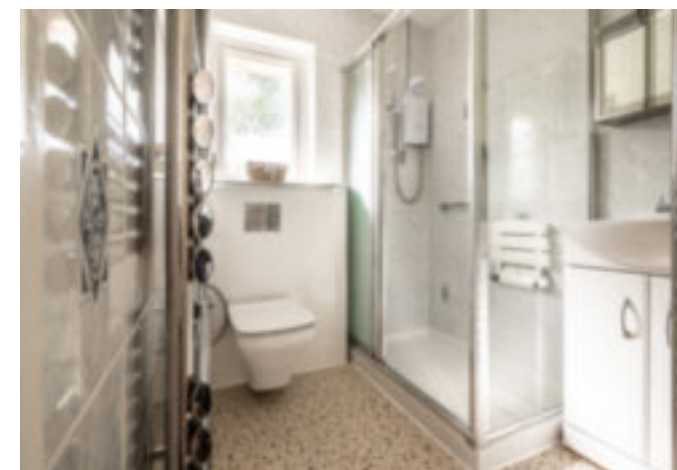
Located at the rear of the garden is a spacious double glazed and fully insulated wooden cabin supplied with electricity, TV point and WIFI. This multi-functional space is currently utilised as an office as well as the gymnasium but offers the new owners many opportunities.

REAR GARDEN

The jewel in the crown for this property has to be the impressive rear garden. Characterised by its magnificent tree backdrop, the garden has been sympathetically planted to offer an array of flowering plant and shrubs along with fruiting trees. Tucked into the far corner is a lovely summer house along with the wood cabin. Beyond again is a lovely addition to the property with a second vehicle access and parking which comes in from Clyst Valley Road located behind the property. This property therefore offers great opportunities for parking.

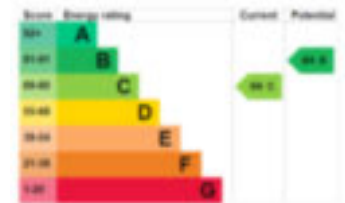
GARAGE 5.28m by 2.54m

To the side of the property is a single garage with an up-over electric door and fitted with light and power, and to the side further storage is provided by two garden sheds.





TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix (2022)



EAST DEVON OFFICE
 Tel: 01392 877240
 61 Fore Street Topsham
 Exeter EX3 0HL

EXETER OFFICE
 Tel: 01392 345070
 18 Southernhay West
 Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

East of EXE

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.