





SITUATION Clyst St Mary is a popular village on the fringes of the City, conveniently located to provide excellent access to the M5, beaches along the Jurassic Coast and the East Devon countryside. Within the village there is a good primary School and Post Office, while just three miles away the larger center of Topsham provides a wide array of independent shops and restaurants.

The exciting new development at Winslade Park is another big addition to the area and adds superb leisure and office facilities right on your doorstep.

DESCRIPTION This stunning house has been lovingly refurbished to create a spectacular and impressive four bedroom home, complete with a separate Dining Room, sun terrace and wonderfully secluded gardens. Set in a quiet residential area on the edge of the city, this is a perfect family home.

ACCOMMODATION The front door opens into a welcoming hallway with doors leading through to the rest of the house and stairs up to the first floor. A cupboard under the stairs provides ample storage for coats and boots.

Naturally you head straight into the Kitchen which is a stunning space and very well furnished. The island in the middle of the room adds loads of colour and practical storage space, while at both ends of the Kitchen are banks of units, including tower Fridge and Freezer, dishwashers, ovens, double sink and a 3/1 mixer tap. The Quartz worktop on the Island provides plenty of preparation space and also incorporates the induction hob.



Off the kitchen is a separate Utility Room, providing handy storage and space for the washer and tumble dryer.

Adjacent to the Kitchen is the Dining room. This is a great entertaining space and feels like part of the Kitchen. Overlooking the garden and with French doors opening onto the sun terrace this room will be well utilized throughout the year.

The Living Room is another light and bright room which opens from the Kitchen, or from the hall way. Throughout the Living room, Kitchen and Dining room is electric underfloor heating.

Downstairs there is also a large office which could also be used as a 5th Bedroom if required, with a separate W/C.

Upstairs there are four good sized bedrooms and well appointed family bathroom, each room has a lovely view, either over the surrounding close, or across your garden while the Master Bedroom benefits from an en-suite shower room.

SERVICES All mains services are connected, mains Gas, Water, Electric and Drainage.



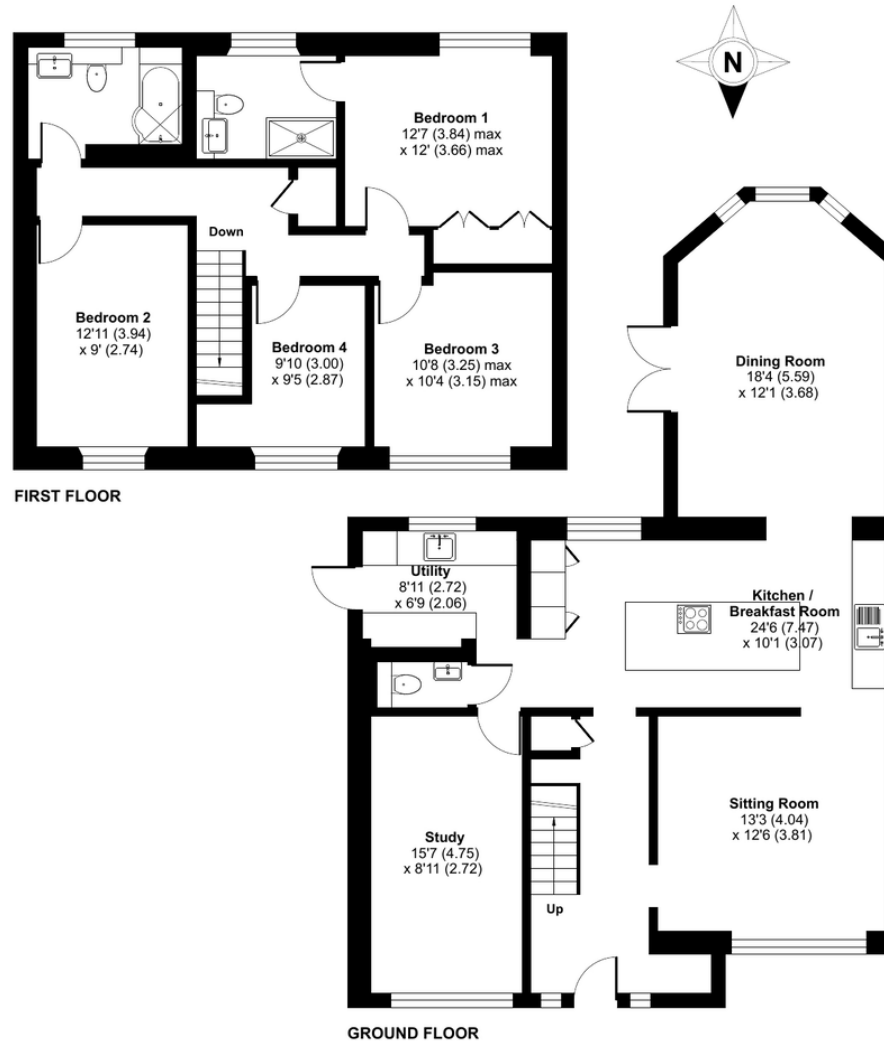




Clyst Valley Road, Clyst St. Mary, Exeter, EX5

Approximate Area = 1675 sq ft / 156 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2022. Produced for Smart Estate Agent Exmouth Ltd. REF: 923738

