



East of **EXE**
ESTATE AGENTS

Clyst Road
Exeter £595,000

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This is a truly superb large, detached bungalow in a much sought after location boasting 4 bedrooms, two receptions rooms, a kitchen/diner, utility room, two en-suites with annexe potential, double garage and wrap around gardens all nestled behind a private gated entrance in its own excellent private plot.

Detached Bungalow | Four Bedrooms | Two En-suites | Open Planned Kitchen, Diner | Large Lounge | Family Bathroom | Utility Room | Wrap around Garden | Garage & Ample Parking |

DESCRIPTION

This spacious, detached bungalow, sitting behind a gated entrance, within its own generous gardens and grounds is in a much sought-after location nestled between Topsham and Clyst St Mary. Located on Clyst Road, the property is ideally positioned for accessing the historic town of Topsham and is a short distance from junction 30 and to the main M5/A30 corridor and is within walking distance of Newcourt Railway Station and Clyst St. Mary. The property offers multi-functional living with a spacious lounge, a kitchen/diner and utility room, conservatory and four bedrooms and family bathroom. Both principal bedrooms have en-suite with bedroom one also hosting a small kitchenette and separate entrance. The property sits within well-planted mature gardens with a double garage, ample parking and double gates to the front road access.



A wide entrance hall greets you which opens out to the reception and bedrooms. Located by the front door are the two smaller bedrooms each bathed in light and enjoying the views to the front garden. Beyond, a set of French doors open out to a spacious lounge with a central open fire and patio doors opening to the adjoining conservatory. Located opposite is the principal bedroom which has been fitted with an en-suite wet room and small kitchenette, and with its own rear access could easily be utilised as an annex if required. Back along the central hallway is the open planned kitchen and diner fitted with a range of white wall and base units with wood effect work tops, with the utility room to the rear. And, further along is the family bathroom and the second bedroom with its own en-suite facilities.

GARDENS & GROUNDS

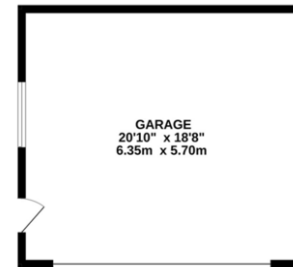
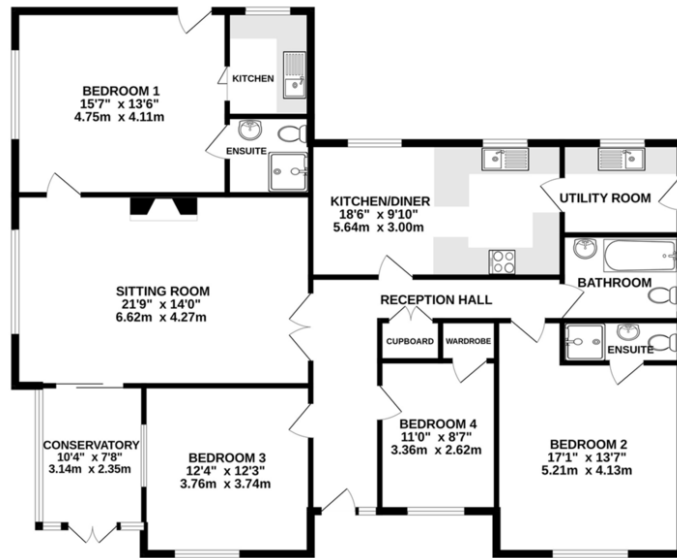
Gated access from the main road opens out to a mature garden that wraps around the property which is filled with flower plants, mature shrubs and fruit trees. To the side and rear of the property is a large patio area and to the far corner is located a double garage with ample parking to the front.

LOCATION

The property is located off Clyst Road and is ideally positioned for accessing the city of Exeter, to the main M5/A30 corridor and to the historic town of Topsham. The property is also within walking distance to Newcourt railway station along with the well renowned Blue Ball Inn and the Courtyard bar and restaurant and the facilities of Sandy Park.



GROUND FLOOR
1597 sq.ft. (148.3 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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