



**East of**   
ESTATE AGENTS

**Model Cottages**  
Clyst St. George, £425,000

# Model Cottages

Clyst St. George, £425,000

This charming mid-terrace property dates back to the mid-19th Century and is filled with all the character and charm you would expect from a property of this period. Named Meadow Pipit, Number 4 Model Cottages is located in picturesque village of Clyst St George just a short distance from Lady Sewards' C of E primary school and from the prestigious Darts Farm and St George and Dragon public house. This character property offers a spacious lounge/diner on the ground floor along with the kitchen, utility and bathroom, with the two bedrooms on the first floor. Out to the rear is an extensive garden with a garden room and Tiki bar and to the front is ample parking.

Two Bedrooms | Period Mid-Terrace | Open Planed Lounge, Diner | Kitchen | Family Bathroom | Utility Room | Extensive Garden | Garden Room & Tiki Bar | Ample Parking |

## DESCRIPTION

This delightful chocolate box property sits beyond a wooden fence and well stocked garden to the front. A small front porch opens into a lovely open planned lounge and diner with an inglenook fireplace and woodburning stove. The floors have been laid with beautiful hard wood boards and around to the left an open staircase winds up to the first floor. The bathroom has been fitted with a modern white suite along with a separate double shower cubicle. The kitchen is fitted with contemporary white in-frame wall and base units with a wooden bamboo worktop and Belfast sink.



A utility room is tucked around to the side providing garden access and space for white goods. On the first floor are the two bedrooms with bedroom one hosting a delightful character fireplace and providing lovely views out across the neighbouring farmland.

### GARDEN AND GROUNDS

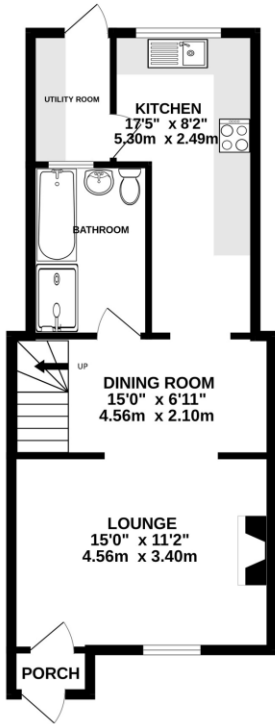
To the front is a small garden behind a low wooden fence with ample off-road parking. Whilst, to the rear is an extensive garden with a block paved patio and seating area extending off from the house. Beyond a gravel path runs between the lawn and a raised flower bed filled with flowering plants and shrubs to a garden room currently utilized as a sunroom but would easily adapt to a garden office if required. Behind again is a large wooden storage shed with a sizable Tiki bar located to the far garden edge.

### LOCATION

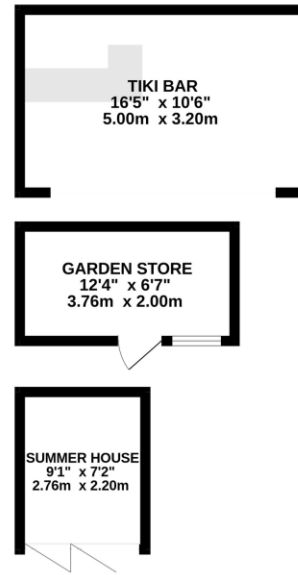
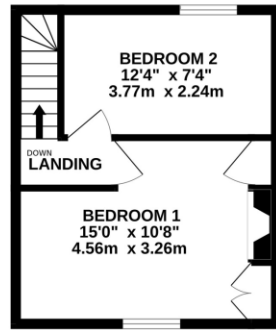
The property is located in the picturesque village of Clyst St George just a short distance from Lady Sewards' C of E primary school and from the prestigious Darts Farm and St George and Dragon public house as well as Clyst St Georges' famous Cricket Club. The property is ideally located for access to the town of Topsham and to the city of Exeter and to Exmouth with easy access onto the M5 and A30 trunk routes, and is serviced by the number 57 bus route.



GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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		76 C
55-68	D		
39-54	E	42 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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