



2 Maltsters Court  
Clyst St. Mary, Exeter, EX5 1FE

Offers In Excess Of £300,000

# Property Information

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- Beautifully Presented
- Modern Design
- Large Rooms  
Both Double Bedrooms
- Wet Room
- Sky Lights
- Downstairs WC
- Large Garden
- Off Road Parking
- Close to Exeter City  
Centre and Exmouth  
Beach
- Easy Access to the A30  
and M5

## Full Description

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This wonderfully modern semi detached house is located in the heart of Clyst St Mary with local schools and amenities on your doorstep.

The property is gas central heated and has double glazed windows/skylights throughout. The contemporary design is popular for modern day living.

As you enter the property the kitchen/diner is modern in design with large window and excellent storage for those kitchen essentials. There is ample space for appliances and a large under stair cupboard.

The living room is a great size with French doors leading out to the fully enclosed garden.

There is a downstairs WC and large hallway perfect for additional furniture or the storage of jackets/shoes.

On the first floor of the property there are 2 large double bedrooms. The bedrooms have skylights making it a very light and airy space. There is also a wet room upstairs.

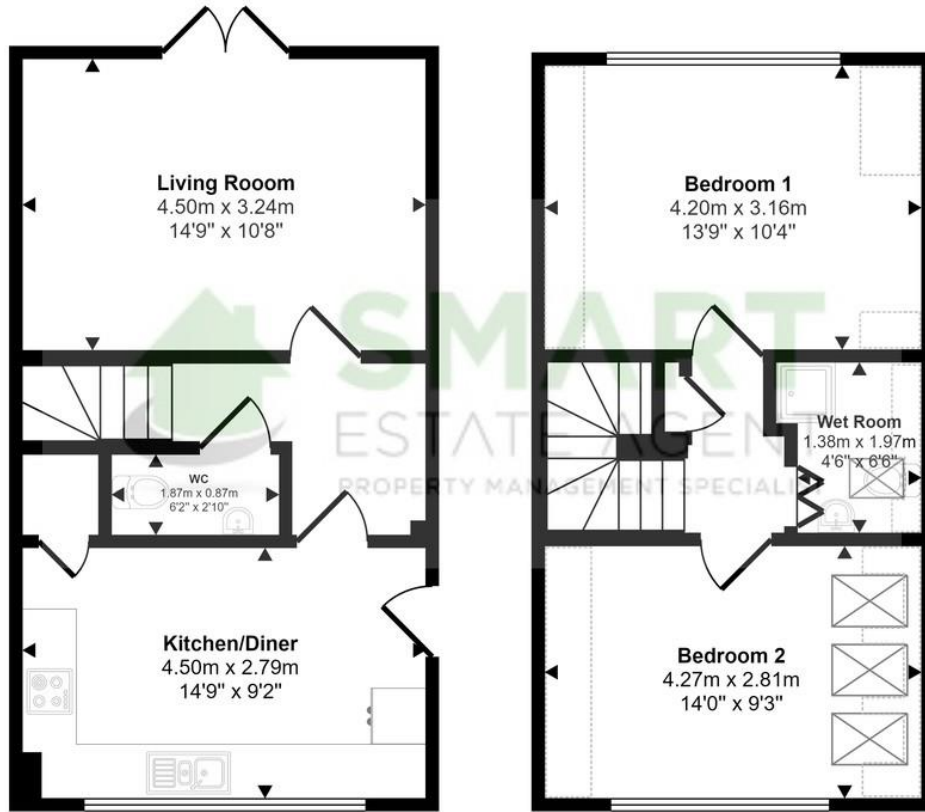
There is a fully enclosed garden with large patio area and large grass area. The garden is particularly well proportioned for this style of property.

There is also side access and off road parking.





Approx Gross Internal Area  
72 sq m / 773 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft

First Floor  
Approx 35 sq m / 374 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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