



3 Clay Pit Close
Clyst St. Mary | Exeter | Devon | EX5 1FT

3 CLAY PIT CLOSE



A beautiful contemporary detached family home with a double garage located on the edge of a small modern development in Clyst St Mary, backing onto open fields.



KEY FEATURES

On the ground floor, this impressive home has an entrance hall with downstairs cloakroom, a kitchen/dining room and sitting room, each spanning the length of the property and enjoying natural light, with dual aspect and French doors that open out onto the rear garden.

The thoughtfully designed and highly specified kitchen has ample storage with wall and base cupboards, Corian worksurfaces with inset sink and drainer, integrated double oven, five ring gas hob, dishwasher and fridge/freezer. This spacious room allows plenty of space for a sofa and large dining table and chairs in front of the French doors, overlooking the garden and fields beyond.

The laundry appliances are neatly tucked away in the adjoining utility room, which also has a door to the rear garden, storage cupboards and sink unit.





SELLER INSIGHT

“ The first time we visited the property, we were very impressed with its modern style and curb appeal. The small size of the development and its location overlooking fields certainly added to the attraction. The cul-de-sac is very private, which is great for families who have children wishing to play outside. This was the modern yet rural family home we had been looking for.

The summers spent here have been joyous. When we have friends and family round, we open the French doors into the garden from both the kitchen and reception rooms and spend our time in and out of the garden, sitting in the sun with a glass of wine, looking out over the fields and view of Bishop's Court Castle. The large patio is perfect for social gatherings and family barbeques, which is tucked to the side, allowing plenty of playing space for our younger family members. When the sun goes down, we warm up around the firepit. Another lovely outdoor activity we have enjoyed is growing vegetables in the raised planters.

Being located next to fields in Clyst St Mary means that we are surrounded by lovely countryside and footpaths. We are also within relatively easy reach of the coast, with Sidmouth, Exmouth and Branscombe just a half an hour drive away. The city centre is also easy to access by public transport or by car.

We have enjoyed the lifestyle that Devon has to offer and have an abundance of fantastic memories which we will cherish forever. However, we feel now is the time to relocate back to where we are originally from, to be closer to family.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The first floor is perfectly laid out for the needs of a young family, with the generously sized master bedroom and en-suite shower room located on the same floor as two further double bedrooms and family bathroom.

The second floor has two further double bedrooms and a shower room, perfect for guests or home working.

















Stepping outside, the front garden has a range of shrubs and plants which complement the smart and contemporary exterior. An additional advantage of this property is the detached double garage and driveway with ample parking.

Backing onto open fields, the well landscaped level rear garden is mostly laid to lawn with a large paved patio at the far side of the garden. There are two smaller patio areas positioned outside the French doors and a corner patio area at the rear of the garden. The garden also benefits from a raised planter, perfect for growing vegetables or as a flower garden and there are several plant and flower beds along the borders, as well as a gate providing side access and a side door to the double garage.





INFORMATION

Area

Clyst St Mary is a charming village in East Devon, surrounded by green fields and picturesque woodlands. The village is known for its welcoming community, primary school, village store, Post Office, public house and historic church.

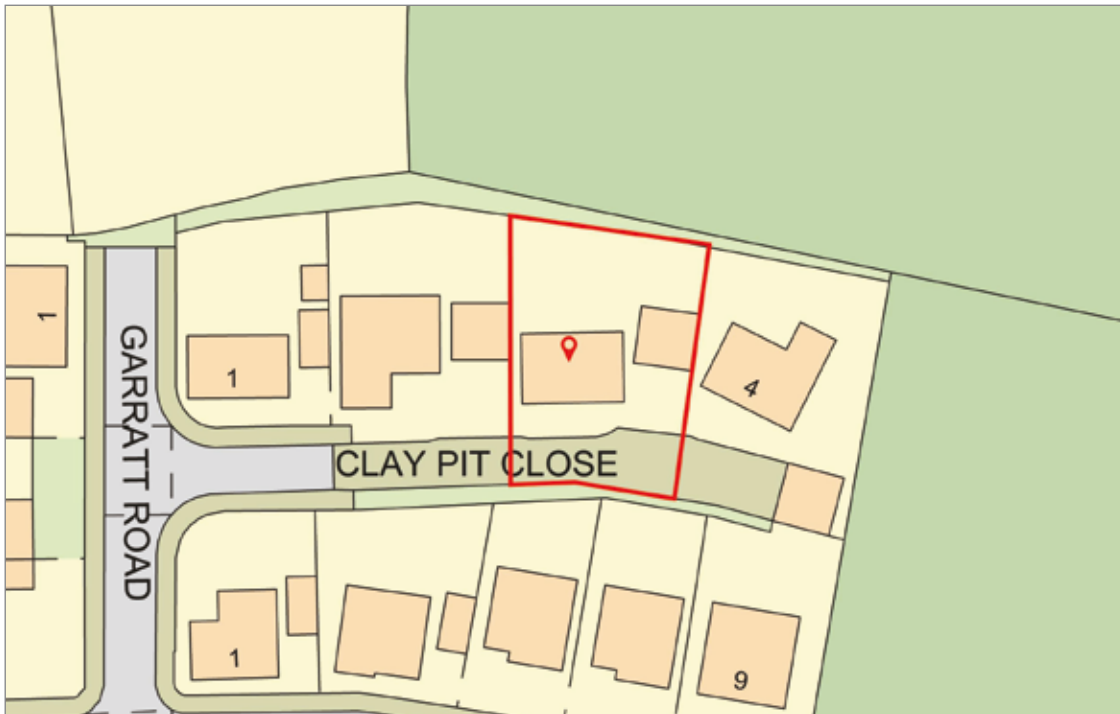
Outdoor enthusiasts will enjoy the excellent access to many nearby beaches and Dartmoor National Park. The Cathedral city of Exeter and the M5 motorway are just a short distance away. Winslade Manor provides fine dining and benefits from outstanding office and leisure facilities. Further local attractions include Crealy Theme Park, David Lloyd Gym, Exeter Chiefs rugby stadium, Westpoint Arena and the historic estuary town of Topsham, Greendale farm shop, Dart's farm and nearby Woodbury common.

Services

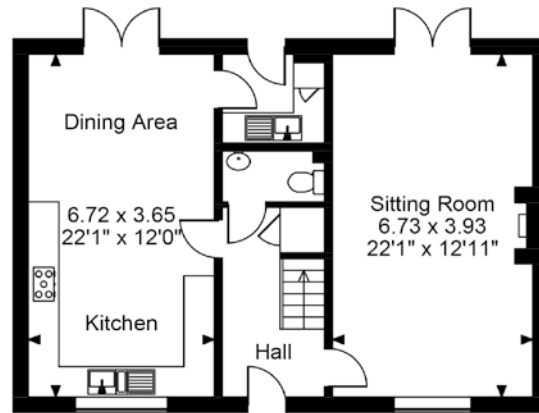
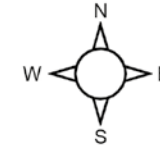
Mains electricity, gas, water and drainage.

Local Authority

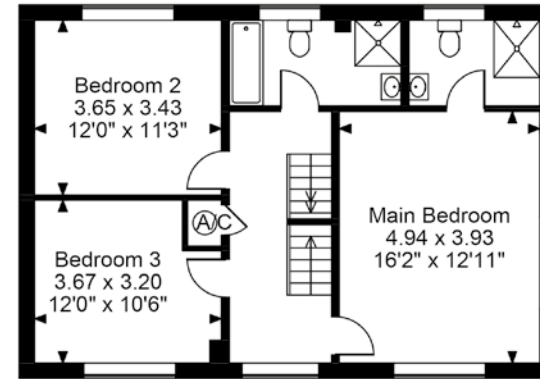
East Devon District Council
Council Tax Band F



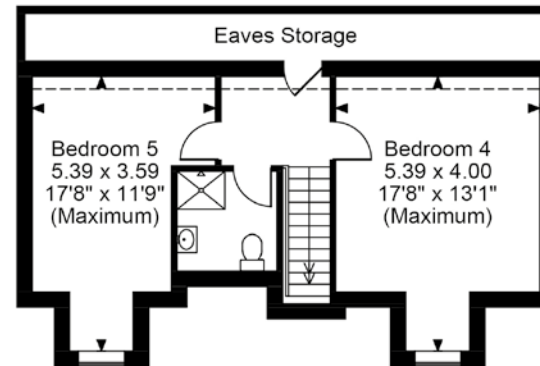
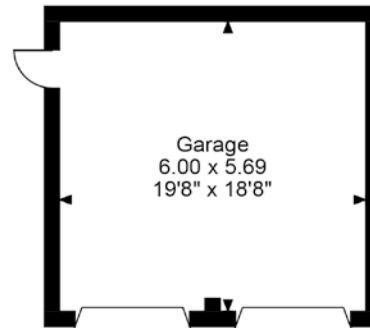
3 Clay Pit Close, Clyst St. Mary, Exeter
Approximate Gross Internal Area
Main House = 1866 Sq Ft/173 Sq M
Garage = 367 Sq Ft/34 Sq M
Total = 2233 Sq Ft/207 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Council Tax Band: F
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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THE FINE & COUNTRY
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