



13 West Clyst  
Exeter | Devon | EX1 3TP

FINE & COUNTRY

# 13 WEST CLYST

*This stunning family home has undergone a meticulous transformation by the current owners, who have skilfully created a flexible and spacious accommodation which also enjoys a large south facing rear garden.*



# KEY FEATURES

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As soon as you step into the wide and stylish entrance hallway, you are greeted with a fantastic view through the property to the rear garden.

The dual aspect sitting room features a fireplace with a wood burner, adding a warm and welcoming atmosphere to this great sized room. A large bay window looks out of the front of the property.

This property enjoys a separate dining room with another large bay fronted window to the front. There is flexibility in the layout of this property as there is room in the stunning open-plan kitchen and seating area for a dining table and chairs should you prefer to dine close to the kitchen with beautiful views and easy access to the garden. This would free up this room for other uses, such as a ground floor bedroom.

The kitchen is beautifully fitted with a large central island and an incredible amount of storage, with a large corner pantry. There are a range of integral appliances, including a dishwasher, hob, fridge, freezer, double oven and wine cooler.

The utility room is located off the kitchen/seating area, providing a practical space for noisy appliances. It also has a door providing access to the side of the property, and a convenient downstairs cloakroom.

Also located close to the main living areas is a room currently used as a playroom and a study, adding further flexibility to the layout and function of this property

Located on the first-floor are three further bedrooms and the family bathroom.

The attractive and spacious master bedroom enjoys natural light from its dual aspect, with two Velux windows positioned over the bed. There is a fantastic amount of storage with built in wardrobes and deep recessed shelving located either side of the bed.

The en-suite is beautifully fitted with a glazed shower enclosure, countertop sink with storage below and a WC.

Bedroom two is another great sized bedroom with a beautiful view of the garden.

The third bedroom has a window to the front and a recessed area with a walk-in cupboard and eaves storage.

A freestanding bath sits centrally in the luxurious family bathroom, beneath the large obscured windows. There is also a double width shower enclosure and a high-quality marble top vanity unit.















# SELLER INSIGHT

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We have loved living here; it has been a great family home and we have enjoyed renovating it.

The garden and patio space has been one of the most enjoyed spaces for us as a family and for our dogs over the years. There are some beautiful and colourful established trees in the garden, a lovely apple tree at the bottom that produces some amazing fruit year after year. The patio area has been perfect for hosting family BBQs and special occasions. It is also great for a game of football if the grass is a bit too wet! The lounge is a lovely area to relax in. It's wonderfully cool in the hot summer months, and in the winter, warm and cosy with the log burner.

The whole downstairs area flows so well and is a great family space where you can cook, relax and entertain all in one. Another great feature of our home, which is rare in other properties, is the amount of space available on the driveway for multiple vans, cars and even a caravan!

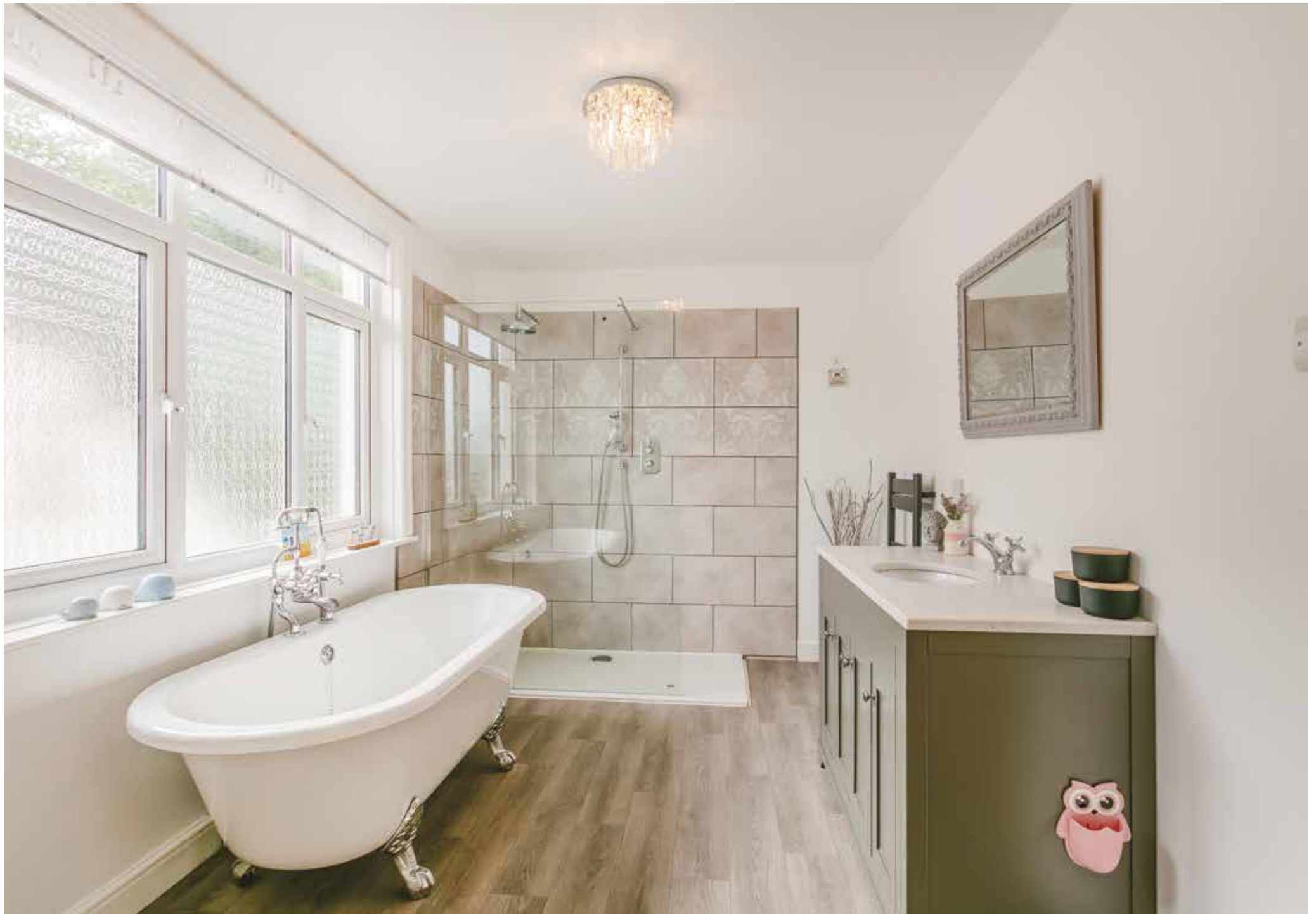
The location of our home has been perfect for us, we will miss the fantastic neighbours on either side and a lovely community. There are great schools here, and lots of events held in West Clyst and nearby Broadclyst. It has also been incredibly useful to have a local shop close by and several major supermarkets right next to each other just 5 minutes drive from our home. We have enjoyed a rural lifestyle and yet still close enough to Exeter to enjoy the benefits of city living.\*

\* 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.























# KEY FEATURES

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## **Outside:**

French doors open out onto an expansive south facing decked area with plenty of room for relaxing and entertaining. There are steps down to a large level lawn, bordered with pretty mature shrubs and trees. There is even further seating located on the lawn, on either side of the greenhouse.

There is a gate to the side of the property which provides access to a driveway running down the side of the property, leading to a garage.

There is further parking to the front of the property for many vehicles, encompassed by hedging and a fence.





# INFORMATION

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## Services

Mains gas, water, electricity and drainage

East Devon

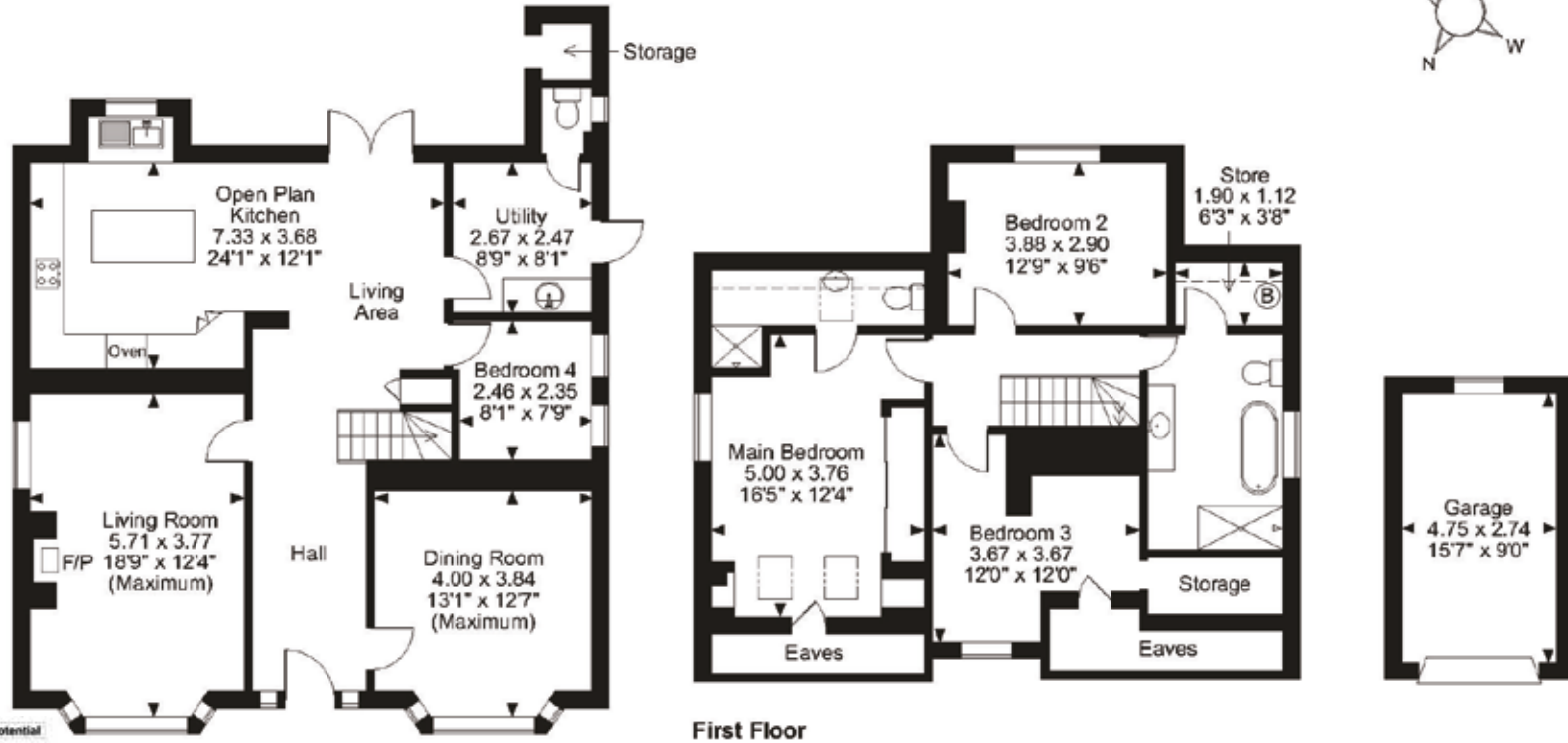
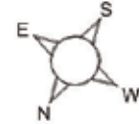
Council tax band: E

## Area

West Clyst is a charming rural village nestled in the heart of Devon. Nearby Pinhoe offers excellent local facilities, including nearby primary and secondary schools, doctors surgery and Waterloo line train station. It is ideally located, close to Exeter Science Park, Exeter International Airport and the M5 motorway. Exeter city centre is approximately 3 miles away and the beaches of East Devon are also within easy reach of the property.



**13 West Clyst, Exeter EX1 3TP**  
**Approximate Gross Internal Area**  
**Main House = 1778 Sq Ft/165 Sq M**  
**Garage = 140 Sq Ft/13 Sq M**  
**Total = 1918 Sq Ft/178 Sq M**  
 Quoted Area Excludes 'Storage'



**First Floor**

Council Tax Band: E  
 Tenure: Freehold



**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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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





# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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