



5 West Clyst
Exeter | Devon | EX1 3TP

5 WEST CLYST



A beautifully presented detached family home with 4 bedrooms, a study and a generous mature garden with a level lawn and sun terrace. The property also benefits from off-road parking and a garage.



KEY FEATURES

Ground Floor

The front door opens into a welcoming and spacious hallway with plenty of built in storage.

The sitting room is exceptionally spacious and enjoys abundant natural light from its triple aspect, including a bay window to the front and another window overlooking the rear garden. The room is currently arranged with a comfortable seating area centred around a fireplace with gas fired log burner and ornate surround. The rear of the room offers a flexible space, currently used as a library and music area.

The L-shaped kitchen/dining room provides a large, open space ideal for family life and entertaining. French doors open directly onto the sun terrace and garden, creating a seamless indoor/outdoor flow. The shaker-style kitchen includes a range of built-in storage and integrated appliances: fridge/freezer, dishwasher, Neff double oven, and Neff hob. The sink is positioned under the window, enjoying pretty views of the garden.

Adjoining the kitchen is a large utility/laundry room with a full wall of floor-to-ceiling built-in storage, space and plumbing for a washing machine and dryer, and room for an additional fridge/freezer, along with useful worktop and shelving space.

There is also a ground-floor double bedroom with a bay window overlooking the front garden, located next to a stylish shower room, making it ideal for guests or multigenerational living.









SELLER INSIGHT

“What first drew us to this home was the space and flexibility, which has made it ideal for family life and entertaining. Over the years, we've enjoyed everything from summer BBQs on the secluded patio to cosy evenings in the spacious living areas.

The location has been a real highlight. The Clyst Valley Trail is just metres away and offers safe walking and cycling routes to Killerton, the Exe Estuary, and into Exeter. It's perfect for both leisure and commuting, with easy access to the Met Office, Science Park, and Exeter University.

The back garden is private and secure, great for children, and the driveway has space for up to six cars. The garage has been a useful workshop and storage area.

We've also loved the community feel, with excellent local schools, a well-stocked Co-op nearby, and strong transport links including Pinhoe station, the M5, and bus routes into Exeter.

For us, this home has offered the perfect blend of peaceful countryside living with city convenience – something that's hard to fully appreciate until you experience it.”*

* 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.







First Floor

The landing is generously sized and naturally lit via a large window, offering space for additional storage or even a reading nook.

The principal bedroom is a light and spacious room, dramatically lit with a low hanging chandelier, adding a touch of glamour. Built in wardrobes provides practical storage which maximises the use of

the space. This room also enjoys the added benefit of an en-suite shower room.

There are two further double bedrooms and a study.

The luxurious family bathroom offers a sense of calm and comfort, featuring both a bathtub and a separate shower.













Outside

The large, level garden is accessed via French doors from the kitchen/diner and includes a generous sun terrace – perfect for outdoor dining and entertaining. The lawn is bordered by a selection of mature trees and shrubs, increasing privacy and creating a beautiful backdrop









INFORMATION

Area information

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

Services :

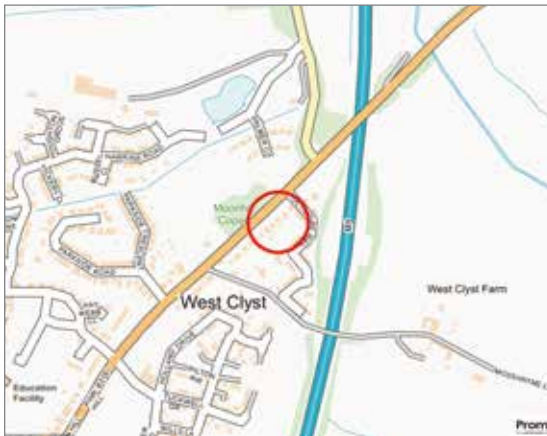
Mains gas, water, electricity and drainage

Fibre broadband

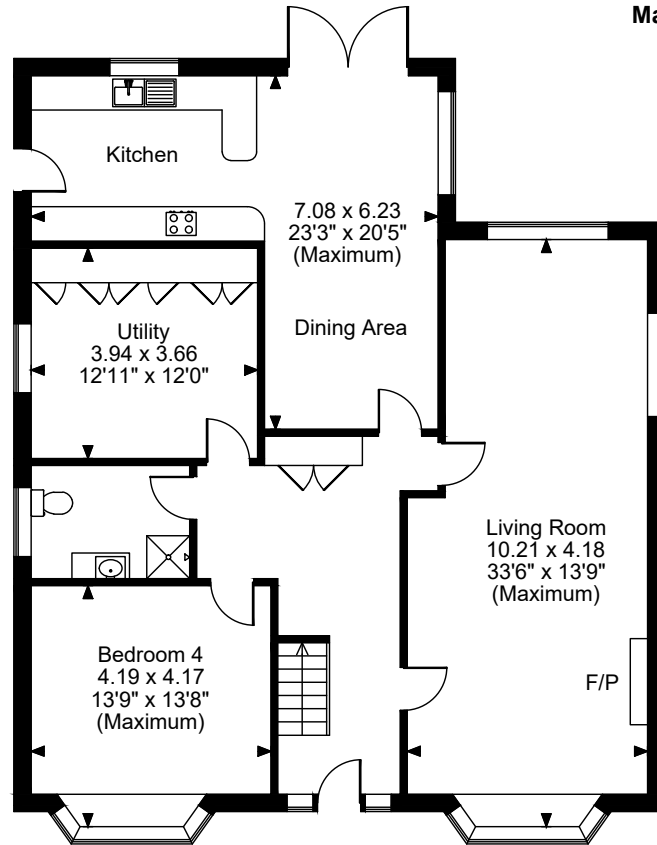
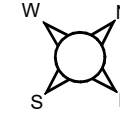
District Council: East Devon

Council tax band: E

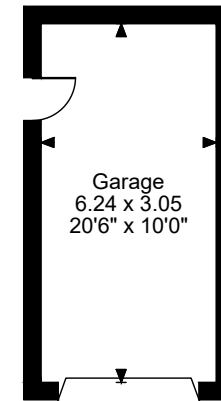
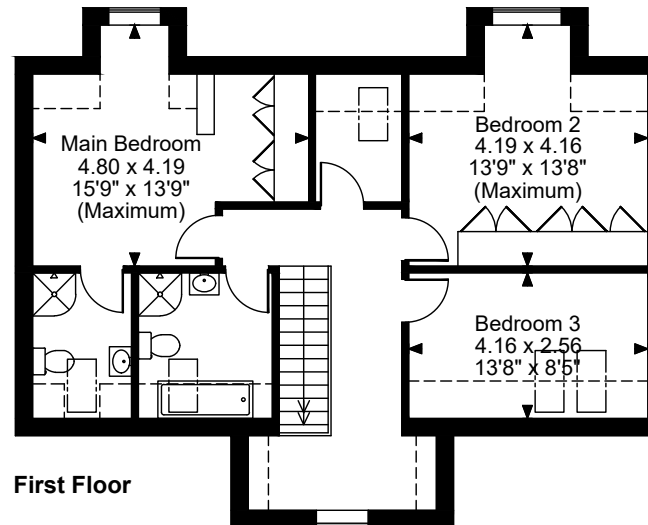
Tenure: Freehold



West Clyst, Exeter, Devon
Approximate Gross Internal Area
Main House = 1982 Sq Ft/184 Sq M
Garage = 205 Sq Ft/19 Sq M
Total = 2187 Sq Ft/203 Sq M



Ground 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8664767/SS





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Exeter
23 Southernhay West, Exeter, Devon EX1 1PR
01392 573900 | exeter@fineandcountry.com

