



Cyst St Mary, Exeter



SIGNATURE



Clyst St Mary, Exeter

Entrance Hall

Door to front, door to rear, three wall mounted radiators.

Living Room

11' 9" x 15' 5" (3.58m x 4.70m)

Sash windows to front and rear, wooden flooring, picture rail, fireplace, two wall mounted radiators, built-in cupboards.

Dining Room

12' 1" x 11' 9" (3.68m x 3.58m)

Front aspect sash window with secondary double glazing, fire place with open fire, two storage cupboards, picture rail.

Kitchen

13' 1" x 8' 3" (3.99m x 2.51m)

Two side aspect windows, wall and base units, work surfaces, 1 1/2 bowl sink unit,

cupboard housing gas boiler, tiling, built-in washing machine, wine fridge, spotlights, laminate flooring.

Inner Hallway

Door to rear, hanging space, wall mounted radiator.

WC

Side aspect obscured window, low level toilet, wash hand basin, laminate flooring, tiling, extractor fan.

Bedroom 1

13' 2" x 8' 8" (4.01m x 2.64m)

Rear aspect sash window, wall mounted radiator.

Bedroom 2

11' 6" x 8' 3" (3.51m x 2.51m)

Rear aspect sash window, picture rail, air conditioning unit, wall mounted radiator, wooden floor.

Bathroom

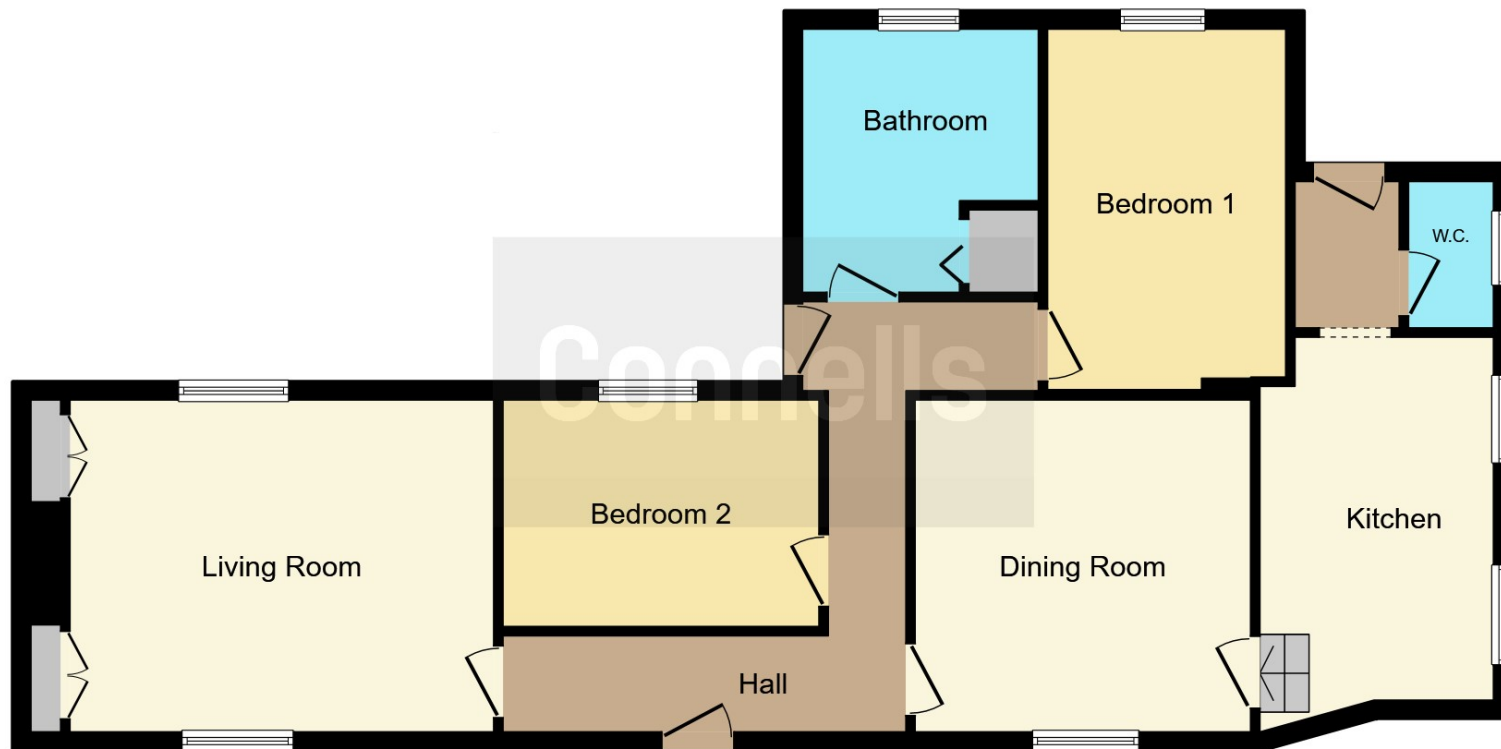
Rear aspect obscured sash window, bath with electric shower over, low level toilet, wash hand basin, wall mounted radiator, airing cupboard, tiling.

Garden

Side lawned area, gravelled areas with parking for 4/5 cars. Planning for garden room. Power, water, tap, patio area, decked area, shed with power, light, cupboards and work surfaces. All enclosed by fencing.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Clyst St. Mary, Exeter

An amazing opportunity to purchase this one off Grade II listed home in a charming village location with good access to Topsham and Exeter City, the property exudes charm with 2 well-appointed bedrooms and a spacious cosy living room, dining room and well equipped kitchen.

Tenure: Freehold

EPC Rating: Exempt

Connells SIGNATURE

To view this property please contact us on

01392 221 331

or email exeter@connells.co.uk

8-9 South Street, Exeter, Devon EX1 1DZ

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