



**Connells**

Meadow Close  
Clyst St. Mary Exeter



# Meadow Close Clyst St. Mary Exeter EX5 1QR



## Property Description

*A 2 bedroom PARK HOME in the CAT & FIDDLE location of Exeter it is in a lovely quiet road, with wrap around gardens which have been maintained to a high standard with gravel areas, patio and lawn, driveway parking for two cars to a garage. The home gives also great access out of Exeter onto the M5, perfect for visiting family. The accommodation comprises:- dining area, lounge, kitchen, 2 bedrooms and shower room/WC.*

**Council Tax Band: A**



**Living Room**

11' 5" x 19' 3" ( 3.48m x 5.87m )  
Double glazed obscured side aspect window, two double glazed front aspect windows, fireplace with gas fire, beamed ceiling, wall mounted radiator.

**Dining Room Area**

8' x 9' 9" ( 2.44m x 2.97m )  
Double glazed side aspect window, double glazed door to side, wall mounted radiator.

**Kitchen**

12' 8" max x 9' 1" ( 3.86m max x 2.77m )  
Double glazed side aspect window, double glazed door to side, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, electric oven, electric hob, space for fridge freezer, plumbing for washing machine, airing cupboard.

**Inner Hall**

Storage cupboard.

**Shower Room**

Double glazed obscured side aspect window, double shower cubicle with mains shower, low level toilet, wash hand basin, wall mounted radiator.

**Bedroom 1**

10' 8" x 9' 4" ( 3.25m x 2.84m )  
Double glazed rear aspect window, built-in

wardrobes, cupboard, vanity unit, bedside tables, wall mounted radiator.

**Bedroom 2**

7' 3" to front of wardrobes x 6' 10" max ( 2.21m to front of wardrobes x 2.08m max )  
Double glazed rear aspect window, built-in wardrobes with cupboards above, wall mounted radiator.

**Front Garden**

Gravelled area with trees and shrubs.

**Rear Garden**

Patio, lawn, tap, enclosed by trees and shrubs.

**Parking**

Driveway parking for two cars. Garage with up and over door.



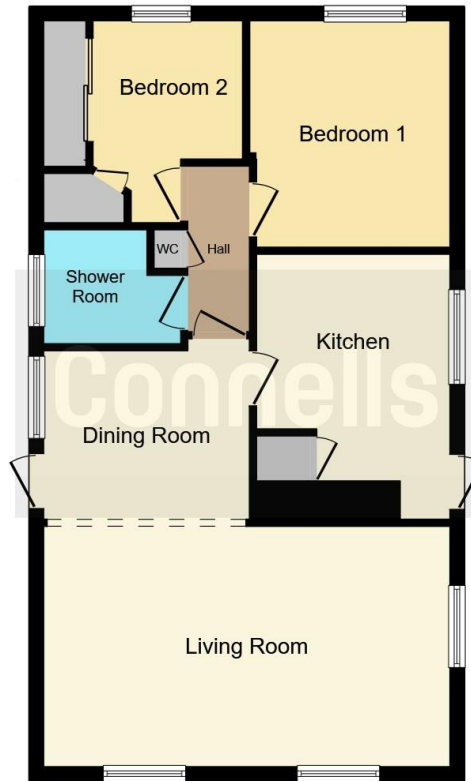












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

Tenure:

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