



Clyst St. Mary, Exeter

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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 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

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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.
Council Tax Band: D

Tenure: Freehold

EPC Rating: Exempt

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To view this property please contact us on

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