



Connells

Clyst St. Mary
Exeter



Property Description

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. Outside there are side lawned area and further gravelled, decked and patio area, parking for 4/5 cars. There is great transport links into the City and beyond and close to local schools, pubs and amenities. The accommodation comprises: Entrance hallway, lounge, dining room, kitchen, utility room, 2 bedrooms and bathroom/WC.

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.

Council Tax Band: D









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

To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316592



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR316592 - 0004