



Silver Trees



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Clyst St. George, Exeter, EX3 0RE

Topsham (1.7 miles), Exeter City Centre (6 miles), Exmouth (5.7 miles)

A charming family home, with spacious, adaptable living accommodation, plot size of just under 0.5 acres and a double garage being sold with no onward chain.

- Lovely family home
- Just over 1 mile walk to Topsham
- Double garage and driveway parking
- Well presented throughout
- No onward chain
- Lovely mature grounds of 0.46 acres
- Adaptable accommodation with downstairs bedroom
- Freehold

Guide Price £795,000

## SITUATION

Silver Trees is situated in the middle of the village of Clyst St. George, with its thriving community and amenities, including church, primary school (OFSTED rated Outstanding), active cricket club and a pub just outside the village. The nearby village of Clyst St Mary offers further public houses, Post Office and local store. This popular residential area provides easy access to the city and the major road links including the M5 motorway, Exeter International Airport, the coastal town of Exmouth and the beautiful setting of Woodbury Common.

The university and cathedral city of Exeter has an extensive range of facilities and amenities befitting a centre of its importance including excellent shopping, dining, theatre, sporting and recreational facilities. At Exeter, there are mainline railway stations to London Waterloo and Paddington.

## DESCRIPTION

Silver Trees is a lovely family home located in the middle of this popular village, that has been tastefully updated and improved in recent years. The property offers spacious, well laid out accommodation on the ground floor including a downstairs bedroom and on the first floor are 3 further bedrooms and two further bathrooms.

The gardens to the property are a real selling feature measuring just under 0.5 acres in total and including a level lawn to the front with a number of mature trees and a driveway leading to an attached double garage.



## ACCOMMODATION

The front door opens into a storm porch with a second door opening into the dining room. A good sized room, the dining room is fitted with a wood burner and has windows looking towards the front. A staircase rises to the first floor, on the right a door leads in the kitchen, to the left is the sitting room and straight ahead, a door opens into a small hallway leading onto a ground floor bedroom and next door a bathroom with shower over.

The sitting room is also fitted with a wood burner and has a lovely feel, again with windows overlooking the front garden. At the rear is a conservatory with windows and doors looking onto the rear garden and from the sitting room a door opens into a useful utility room which in turn gives access into the garage.

The kitchen is an impressive room fitted with a modern range of base, drawer and wall units at one end with a gas hob, double oven, space for a large fridge freezer and there is an integral dishwasher. There is space for a breakfast table and to the front, an opening into a lovely garden room/conservatory.

On the first floor are three bedrooms, the master having views towards the village cricket green, there is an en-suite and a range of fitted cupboards. On this floor there is also a separate shower room from the landing.

## GARDENS

The property is accessed via electric wooden gates which open onto a driveway running past a good sized area of lawn interspersed with a number of mature trees. At the end of the driveway is a paved parking area for a number of vehicles leading to an attached double garage. The rear garden is accessed via both sides of the house and has a further lawn along with a gravelled seating area, a number of vegetable beds and two greenhouses. Overall the plot measures just under 0.5 acres.

## SERVICES

Current Council Tax: F

Utilities: Mains electric, water, telephone and broadband

Drainage: Mains drainage

Heating: Oil fired central heating

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter head out of the city along Topsham Road, crossing over the Countess Wear roundabout and continue towards Topsham. Pass through the town towards Darts Farm and at the roundabout turn left. At the next roundabout turn right towards Budleigh Salterton, take the first left into Clyst St. George continue past the Primary school and the house is along on the right hand side.

## AGENTS NOTE

Please be aware there are a number of historical covenants in the title deeds. Please contact the agent for details.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	70
EU Directive 2002/91/EC			

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