



WEST CLYST

EXETER, EX1 3TP



Robert Williams

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“ STUNNING DETACHED
CHALET STYLE BUNGALOW
OFFERING MODERN FLEXIBLE
FAMILY LIVING IN WEST CLYST”.



WEST CLYST

EXETER, EX1 3TP

A stunning four/five bedroom detached chalet style family home situated in the popular location of West Clyst.

The property boasts some superb features including the extensive driveway parking & garage plus the delightful patio and rear garden, that is largely laid lawn to a flat lawn with mature surrounds . The modern living accommodation is well proportioned and versatile and is presented in excellent condition throughout.

- DETACHED FAMILY HOME
- EXTENDED AND IMPROVED BY CURRENT OWNERS
- DESIRABLE LOCATION NEAR GOOD SCHOOLS
- GARAGE AND EXTENSIVE DRIVEWAY PARKING
- EXTENSIVE PRIVATE REAR GARDEN

The Property

The ground floor accommodation includes large sitting room with feature fireplace, modern fitted kitchen/dining room again with doors to rear garden, double bedroom and good sized utility/drying room which could be adapted for other uses.

The second floor features extensive landing area that offers the potential for being utilised as extra work from home space or library area, three further bedrooms and a study/office.

Outside to the front is private driveway parking for numerous vehicles and garage. There is secure gated side access through to the superb private rear garden.





THE LOCATION

West Clyst is a sought after village on the outskirts of the popular city of Exeter close to a number of good educational options. There is good road access to nearby Broadclyst and further North to Cullompton and the M5 at Junction 28 (approximately 9 miles). Nearby Pinhoe offers a range of shopping facilities and also a main line train station between Exeter and Waterloo. From Pinhoe the main City of Exeter can be reached, with all of the facilities you would expect of a modern vibrant City.



HISTORY

The property was first built in the 1930's, the current vendor started by improving the downstairs accommodation in 2012 and then in 2017 made further changes, both extending and improving the upstairs accommodation, plus replacing the gas central heating and water distribution system.

DIRECTIONS

Leaving Exeter via Pinhoe on the B3181 as if heading towards Broadclyst. Travel through the village of Pinhoe. Continue for a short distance and the property will be found on the right.



5		bedrooms	2		bathrooms
1		receptions	6		car spaces

Local Authority: East Devon Council

Council Tax Band: E

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C





West Clyst, Exeter, EX1

Approximate Area = 2019 sq ft / 187.5 sq m

Limited Use Area(s) = 115 sq ft / 10.6 sq m

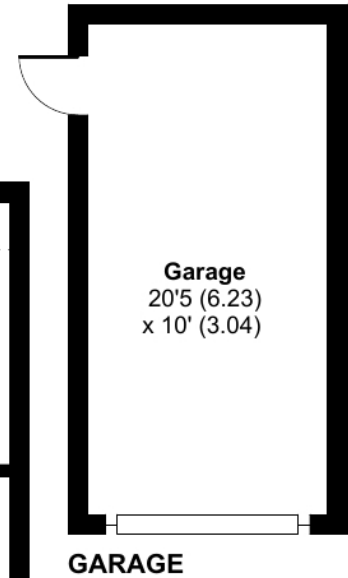
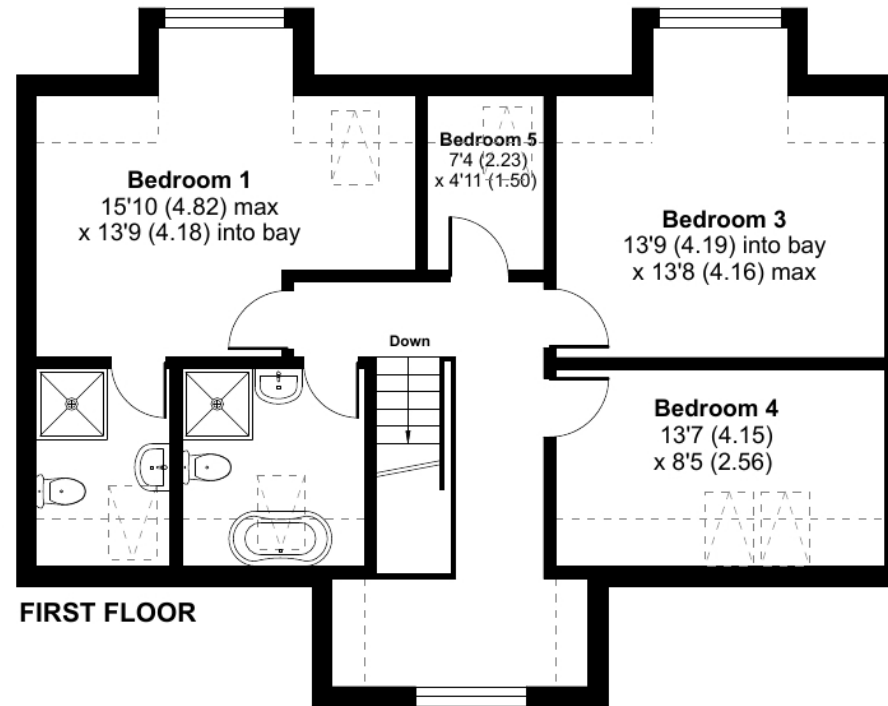
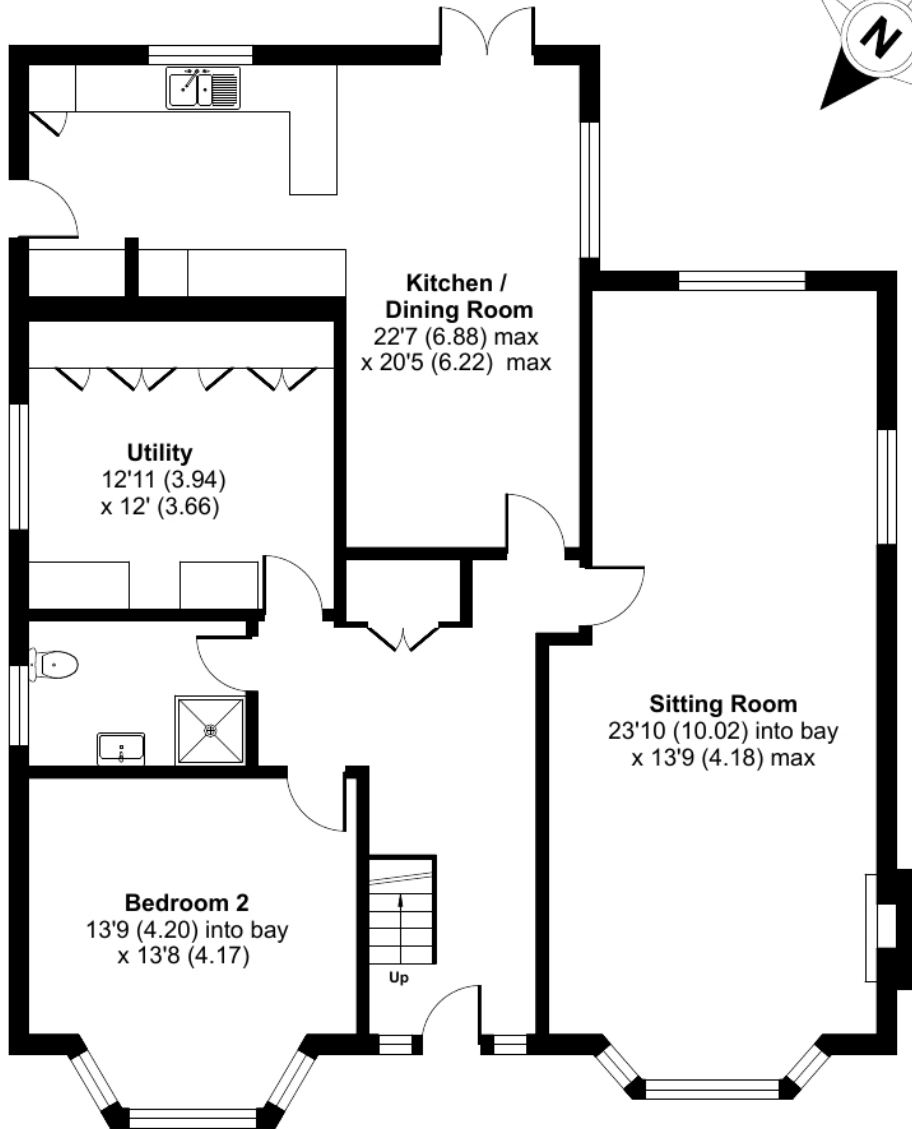
Garage = 204 sq ft / 18.9 sq m

Total = 2338 sq ft / 217 sq m

For identification only - Not to scale



Denotes restricted head height

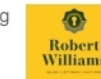


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for Robert Williams Ltd. REF: 1193820





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.